



Bk: 47097 Pg: 267 Doc: DEED
Page: 1 of 8 03/13/2006 12:12 PM

DEED

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 03/13/2006 12:12 PM
Ctrl# 000051 06228 Doc# 00043787
Fee: \$2,964.00 Cons: \$650,000.00

Berko Family, LLC, a Massachusetts limited liability company with a principal office located at 116 Newton Road, Acton, Massachusetts;

Gary J. Witts of Acton, Middlesex County, Massachusetts;

James Hwang, of Cambridge, Middlesex County, Massachusetts;

Gilbert E. Carley and Elizabeth B. Carley, Trustees of The Carley Nominee Trust u/d/t dated March 1, 2002, recorded with the Middlesex South District Registry of Deeds in Book 35672, Page 588, as amended by Amendment and Restatement of Trust dated February 1, 2003, recorded with said Deeds in Book 38464, Page 29, of Acton, Middlesex County, Massachusetts;

Paul J. Connelly and Virginia M. Connelly of Waltham, Middlesex County, Massachusetts; and

I. Victor Pinansky of Concord, Middlesex County, Massachusetts collectively the "Grantors"

for consideration paid, and in full consideration of Six Hundred Fifty Thousand (\$650,000) Dollars

grant to Anna Ludwig, as Trustee of Parker ~~LANE INVESTMENT TRUST~~, udt dated March 10, 2006 and recorded herewith,

of, 205 Willow Street, Waltham, Massachusetts 02054

with quitclaim covenants

the land in Acton, Middlesex County, Massachusetts being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

See also the CONSENT TO THE REMOVAL OF LAND FROM PROVISIONS OF MASSACHUSETTS GENERAL LAWS CHAPTER 183A recorded herewith.

SEE PLAN NO. 272 OF 2006

Gachman & Lovely, P.C.
60 Austin Street, Suite 210
Boston, MA 02116

418 Massachusetts Ave, Acton

Handwritten initials

Witness our hands and seals this 31 day of January, 2006.

Berko Family, LLC

By: Alan Berko
Alan Berko, Jr., Manager
For title, see Book 34497, Page
524

COMMONWEALTH OF MASSACHUSETTS

Worcester County

~~MIDDLESEX~~, SS.

On this 31 day of ^{January}~~February~~, 2006, before me, the undersigned Notary Public, personally appeared Alan Berko, Jr., proved to me through satisfactory evidence of identification, which was: MAJDC personally known to me to have the identity claimed; or [] examination of Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of Berko Family, LLC, a Massachusetts limited liability company.

Rosalind
Notary Public

My Commission Expires:

ROSALIND
NOTARY PUBLIC
My Commission Expires Nov. 14, 2008

Witness our hands and seals this 2nd day of February, 2006.

Gilbert E. Carley

Gilbert E. Carley, Trustee
Carley Nominee Trust

Elizabeth B. Carley

Elizabeth B. Carley, Trustee
Carley Nominee Trust

For title in the name of Carley Nominee Trust, see Book 35672, Page 593 at the Middlesex County Registry of Deeds

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 2nd day of February, 2006, before me, the undersigned Notary Public, personally appeared Gilbert E. Carley and Elizabeth B. Carley, Trustees, proved to me through satisfactory evidence of identification, which was: [] personally known to me to have the identity claimed; or [✓] examination of Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Trustee of said Trust.

Jane E. Hardy
Notary Public

My Commission Expires:

**JANE E. HARDY, Notary Public
My Commission Expires May 9, 2008**



Witness our hands and seals this 1st day of February, 2006.

Paul J. Connelly
Paul J. Connelly
For title, see Book 34497, Page 554

Virginia M. Connelly
Virginia M. Connelly
For title, see Book 37494, Page 554

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 1 day of February, 2006, before me, the undersigned Notary Public, personally appeared Paul J. Connelly and Virginia M. Connelly, proved to me through satisfactory evidence of ^{Driver's License} identification, which was: [] personally known to me to have the identity claimed; or [] examination of Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Lene Abramson
Notary Public

My Commission Expires:

LENI R ABRAMSON
Notary Public, Middlesex County, Massachusetts
My Commission Expires June 29, 2012



Witness my hand and seal this 30 day of ^{January}~~February~~, 2006.



James Hwang
For title, see Book 36296, Page
524

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

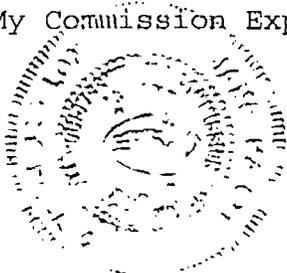
On this 30th day of ^{January}~~February~~, 2006, before me, the undersigned Notary Public, personally appeared James Hwang, proved to me through satisfactory evidence of identification, which was: [] personally known to me to have the identity claimed; or [] examination of Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

JANE E. HARDY, Notary Public
My Commission Expires May 9, 2008

My Commission Expires:



Witness my hand and seal this 30 day of ~~February~~ ^{January}, 2006.

I. Victor Pinansky

I. Victor Pinansky
For title, see Book 34497, Page
564

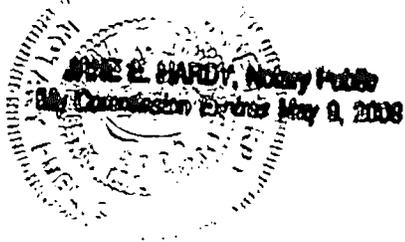
COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

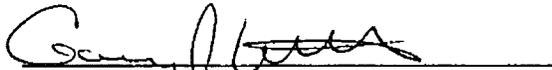
On this 30th day of ~~February~~ ^{January}, 2006, before me, the undersigned Notary Public, personally appeared I. Victor Pinansky, proved to me through satisfactory evidence of identification, which was: [] personally known to me to have the identity claimed; or [] examination of Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Jane Elfydy
Notary Public

My Commission Expires:



Witness my hand and seal this 9 day of February, 2006.

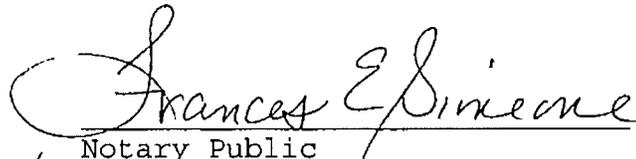


Gary J. Witts
For title, see Book 37494, Page
336

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 9th day of February, 2006, before me, the undersigned Notary Public, personally appeared Gary J. Witts, proved to me through satisfactory evidence of identification, which was: [personally known to me to have the identity claimed; or [examination of ^{New Hampshire} Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

My Commission Expires: 6-20-08

Frances E. Simeone
NOTARY PUBLIC
My commission expires June 20, 2008



EXHIBIT A

A certain parcel of land in Acton, Middlesex County, Massachusetts being shown as Parcel A on a plan entitled "Plan of Land in Acton, Massachusetts" prepared for 418 Mass. Ave. Condominium Trust dated March 6, 2006, to be recorded with the Middlesex South District Registry of Deeds herewith. Reference is made to said Plan for a more particularly description.

Said Parcel A containing 120,450 sq. ft., more or less, of land, according to said plan.

Subject to easements, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.


Acton, Middlesex S. Register

Return: John M. Levelly, Esq.
6 Railroad Ave
Foxboro MA 02035



Bk: 62235 Pg: 431 Doc: DEED
Page: 1 of 3 07/15/2013 10:23 AM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 07/15/2013 10:23 AM
Ctrl# 189262 24942 Doc# 00152459
Fee: \$3,465.60 Cons: \$760,000.00

QUITCLAIM DEED

Marc C. Foster, Successor Trustee of the FFD Trust u/d/t dated June 14, 1999 and recorded with Middlesex South District Registry of Deeds, Land Registration Section, as Document No. 1110314 on Certificate of Title Number 0215290,

of

in consideration of SEVEN HUNDRED SIXTY THOUSAND AND NO/100 (\$760,000.00) DOLLARS

grants to 394 MASSACHUSETTS AVENUE LLC, a duly organized and existing Massachusetts Limited Liability Company, having a business address of 205 Willow Street, Waltham, MA 02453

with **QUITCLAIM COVENANTS**

The land with the buildings thereon, situated in Acton, Middlesex County, Massachusetts and being shown on a plan entitled, "Land in Acton, owned by Richard T. and Rose M. Kelley", by Harlan E. Tuttle, Surveyor, dated June 2, 1958, recorded with the Middlesex South District Registry of Deeds at Book 9151, Page 396, bounded and described as follows:

BEGINNING at a point at the northeasterly corner of the granted premises on Massachusetts Avenue and at a pipe set in a stone wall, said point being one hundred ninety-eight (198) feet distant from a Massachusetts Highway Bound, as shown on said Plan;

THENCE running South 9° 30' 00" West, three hundred (300) feet on the wall and by land formerly of Nelson E. Tenney, Standard Homes, Inc., to a pipe set in the wall at other land of Richard T. and Rose M. Kelley;

THENCE turning and running South 63° 30' 00" West by other land now or formerly of said Kelley as shown on said Plan, two hundred (200) feet to a pipe at other land now or formerly of said Kelley;

394 Mass Ave
Acton, MA 01720

THENCE turning and running North 9° 30' 00" East by other land now or formerly of said Kelley as shown on said Plan, three hundred (300) feet to a pipe on Massachusetts Avenue;

THENCE turning and running South 63° 30' 00" East by Massachusetts Avenue, two hundred (200) feet to a pipe set in the wall and point of beginning.

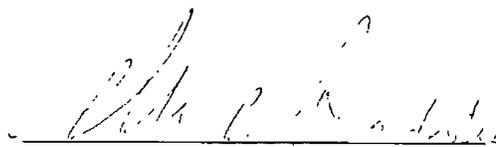
CONTAINING an area of 1.30 acres, more or less, according to said plan.

Said parcel conveyed subject to and with the benefit of easements, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

Being a portion of the premises conveyed to the Grantor by deed of Dolores Mary Foster, by deed dated June 14, 1999 and recorded with said Middlesex South District Registry of Deeds at Book 30319, Page 209.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

WITNESS my hand and seal this 12 day of July, 2013.

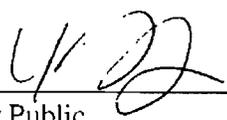


Marc C. Foster, Trustee of the
FFD Trust

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX

On this 12 day of July, 2013, before me, the undersigned notary public, personally appeared Marc C. Foster, proved to me through satisfactory evidence of identification, which was ME DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires:



ER

L. Richard LeClair, III
LeClair & LeClair, P.C
707 Main Street
Waltham, MA 02451



Bk: 64071 Pg: 253 Doc: DEED
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QUITCLAIM DEED

394 MASSACHUSETTS AVENUE, LLC, a Massachusetts limited liability company, having a usual place of business at

(Nil)

for consideration paid of less than one hundred Dollars (\$100.00)

grants to NOTCA, LLC, a Massachusetts limited liability company having a usual place of business at 205 Willow Street, Waltham, MA 02453

with *quitclaim covenants*

a certain parcel of land shown as "Parcel 'A', To be conveyed from Lot 134 to the Owner of Lot 127" on a plan entitled "Plan of Land, 400 & 408 Massachusetts Avenue" dated May 21, 2014 prepared by Control Point Associates, Inc. recorded with the Middlesex South District Registry of Deeds as Plan No. 578 of 2014 (the "Plan"), bounded and described as follows:

Massachusetts Ave. Acton

Beginning at a point on the dividing line between "Map 3F, Lot 128" ("Lot 128") and "Map 3F, Lot 134", as shown on the Plan, said point being located south 6° 43 minutes 49 seconds west, a distance of 65.88 feet from the northeasterly corner of said Lot 128

THENCE along said dividing line south 6° 43 minutes 49 seconds west, a distance of 123.90 feet to a point;

THENCE south 83°16 minutes 11 seconds east, a distance of 8.50 feet to a point;

THENCE north 6° 43 minutes 49 seconds east, a distance of 123.90 feet to a point;

THENCE north 83°16 minutes 11 seconds west, a distance of 8.50 feet to a point and place of beginning.

Containing 1,053 square feet or 0.024 acres, all according to said Plan.

Being a portion of the land conveyed to grantor by deed dated July 12, 2013 recorded with the Middlesex South District Registry of Deeds in Book 62235, Page 431 of Marc C. Foster, Successor Trustee of FFD Trust u/d/t dated June 14, 1999 and filed with the Land Registration Office of said Registry as Document No. 1110314 on Certificate of Title Number 0215290.

(Note that the description of lot 128 recorded in the Middlesex County Registry of Deeds in book 48926, Page 82 is based on a different bearing system than this description. The difference is approximately 3° 45 minutes, for reference.)

[signature page is next]

Executed as a sealed instrument this 12 day of August, 2014.

394 MASSACHUSETTS AVENUE, LLC

By: [Signature] Manager
Vincent Cuttone, Manager

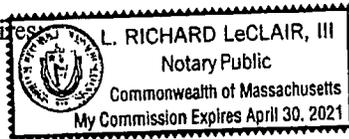
[Signature], ss.

COMMONWEALTH OF MASSACHUSETTS

On this 12 day of June, 2014, before me, the undersigned notary public, personally appeared Vincent Cuttone, and proved to me through satisfactory evidence of identification, which was/were photographic identification with signatures issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily and for its stated purpose, as Manager of 394 MASSACHUSETTS AVENUE, LLC.

[Signature]
Notary Public

My Commission Expires



QUITCLAIM DEED

1

408 MASS. AVE
Acton, MA
150 02/16/00 12:39:38 571 25.00

Karen L. Foote, individually, as sole Trustee of the Timothy Proctor Foote Trust w/d/t August 18, 1997 and recorded January 21, 2000 at the Middlesex South District Registry of Deeds as instrument number 197, and as executrix under the estate of Timothy P. Foote, Middlesex Probate Court Docket No. 97P-5020-EP, grants to NOTCA LLC, a Massachusetts limited liability company with a usual place of business at 408 Massachusetts Avenue, Acton, Massachusetts 01720, for consideration of Seven Hundred Fifty Thousand and no/100 dollars (\$750,000.00), with quitclaim covenants

All of Grantor's right, title and interest and to the following described premises situated in Acton, Middlesex County, Massachusetts:

Beginning at drill hole at the northwesterly corner of land now or formerly of Gismonde A. and Catherine A. Silvestrone, which point is in the southwestery line of Massachusetts Avenue, 60 feet wide, approximately 765 feet southeastwardly from the easterly line of Main Street, and which point is exactly 598 feet northwestwardly from a Massachusetts Highway Bound, and running thence (1) South 9°30' 00" West bounding easterly on said land now or formerly of Gismonde a. And Catherine A. Silvestrone 209.14 feet to an iron pin; thence (2) turning an interior angle of 73°0' and running North 63°30'0" West bounding southwesteryly on land now or formerly of Richard T. Kelley and Rose M. Kelley, his wife, 261.15 feet to an iron pin; thence (3) turning an interior angle of 90°0' and running North 26°30'0" East bounding northwesteryly on said land now or formerly of Richard T. Kelley and Rose M. Kelley, his wife, 200 feet to a drill hole in the southwesteryly line of Massachusetts Avenue; thence (4) turning on an interior angle of 90°0' and running South 63°30' East bounding northeasterly on Massachusetts Avenue 200 feet to the drill hole at the point of the beginning, making an interior angle of 107°0' with the first described course.

The conveyance herein is:

- 1. Subject to a drain easement conveyed to inhabitants of Town of Acton, Massachusetts by instrument dated June 14, 1961, recorded in said Middlesex County Registry of Deeds Southern District in Book 9834, Page 345.

Title Reference: Deed of Shell Oil Company dated February 4, 1991, and recorded with Middlesex South Registry of Deeds in Book 21000, Page 345.

Said property is located at 408 Massachusetts Avenue, Acton, MA. ✓

Witness my hand and seal this 15th day of February, 2000.

Karen L. Foote

Karen L. Foote, Individually,
Trustee of the Timothy Proctor Foote Trust, and
Executrix under the estate of Timothy Proctor Foote

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

February 15, 2000

Then personally appeared the above-named Karen L. Foote and acknowledged the foregoing to be her free act and deed, individually, as executrix, and as trustee, before me.

CAMBRIDGE
DEEDS REG15
MIDDLE SOUTH
~~02/16/00 12:39:38~~
CANCELLED
FEE \$3420.00
CASH \$3420.00

Kathryn Lovel
Notary Public: *Kathryn Lovel*
My Commission expires: *April 12, 2002*

*** MASS. EXCISE TAX: 3420.00 ***

92



2014 00120199
Bk: 64071 Pg: 251 Doc: DEED
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RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

L. Richard LeClair, III
LeClair & LeClair, P.C
707 Main Street
Waltham, MA 02451

SPACE ABOVE FOR REGISTRY USE ONLY

QUITCLAIM DEED

PROPERTY ADDRESS: 400 MASSACHUSETTS AVENUE, ACTON, MA 01720

MUSTARD SEED PROPERTIES, LLC, a Massachusetts limited liability company having a usual place of business at 14 Page Road, Bedford, MA 01730, for consideration paid, and in full consideration of Two Million Fifty Thousand and 00/100 (\$2,050,000.00) Dollars grant to NOTCA, LLC, a Massachusetts limited liability company having a usual place of business at 205 Willow Street, Waltham, MA 02453, with QUITCLAIM COVENANTS, the following described property:

A certain parcel of land situated on the Southerly side of Massachusetts Avenue, Acton, Middlesex County, Massachusetts, being shown as a lot containing 1.30 acres, more or less, on a plan entitled "Land in Acton" owned by Richard T. Kelley and Rose M. Kelley, Harlan E. Tuttle, Surveyor, January 4, 1961, recorded with Middlesex South District Registry of Deeds in Book 9768, Page 85, bounded and described as follows: Beginning at a point at the Northeasterly corner of the granted premises at a pipe on Massachusetts Avenue and at land of Alden C. Flagg as shown on said plan, thence running South 9° 30' West three hundred (300) feet to a pipe at other land of Richard T. Kelley et ux; thence turning and running North 63° 30' West two hundred (200) feet to a point; thence turning and running North 9° 30' East three hundred (300) feet to Massachusetts Avenue. The last two distances being bounded by other land of Richard T. Kelley et ux; thence turning and running South 63° 30' East by Massachusetts Avenue two hundred (200) feet to a pipe at land of Alden C. Flagg and the point of beginning.

Hereby conveying 1.30 acres, more or less, as shown on said plan however otherwise bounded, measured or described.

For Grantor's title, see deed recorded with the Middlesex South Registry of Deeds in Book 48926, Page 82.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/13/2014 02:29 PM
Ctrl# 210180 11837 Doc# 00120199
Fee: \$9,348.00 Cons: \$2,050,000.00

Mustard Seed Properties, LLC is not classified as a corporation for federal income tax purposes.

EXECUTED UNDER SEAL THIS 23rd DAY OF May, 2014

Mustard Seed Properties, LLC

By: Daniel Silvestrone
Daniel Silvestrone, Manager
Hereunto duly authorized

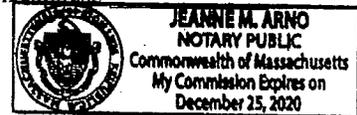
By: Carl Silvestrone
Carl Silvestrone, Manager
Hereunto duly authorized

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 23rd day of May, 2014 before me, the undersigned notary public, personally appeared, Daniel Silvestrone, proved to me through satisfactory evidence of identification, which was a MA Drivers license, to be the person whose name is signed on the preceding document, and acknowledged that he executed the same voluntarily for its stated purpose as Manager of Mustard Seed Properties, LLC aforesaid and as is his free act and deed.

Jeanne M. Arno
Notary Public
My commission expires: _____

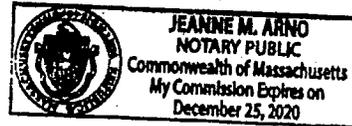


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 23rd day of May, 2014 before me, the undersigned notary public, personally appeared, Carl Silvestrone, proved to me through satisfactory evidence of identification, which was MA Drivers license, to be the person whose name is signed on the preceding document, and acknowledged that he executed the same voluntarily for its stated purpose as Manager of Mustard Seed Properties, LLC aforesaid and as is his free act and deed.

Jeanne M. Arno
Notary Public
My commission expires: _____





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L. Richard LeClair, III
LeClair & LeClair, P.C
707 Main Street
Waltham, MA 02451 QUITCLAIM DEED

ANNA LUDWIG, as Trustee of PARKER LANE INVESTMENT TRUST u/d/t dated March 10, 2006 recorded with the Middlesex South District Registry of Deeds in Book 47907, Page 261

for consideration paid of less than One Hundred Dollars (\$100.00)

grants to NOTCA, LLC, a Massachusetts limited liability company, having a usual place of business at 205 Willow Street, Waltham, MA 02453

with *quitclaim covenants*

A certain parcel of land shown as "Parcel 'C', To be conveyed from Lot 118-2 to the Owner of Lot 127" on a plan entitled "Plan of Land, 400 & 408 Massachusetts Avenue" dated May 21, 2014 prepared by Control Point Associates, Inc. recorded with the Middlesex Registry of Deeds as Plan No. 578 of 2014 (the "Plan"), such Parcel C being more particularly bounded and described as follows according to said Plan:

Beginning at an iron rod found at the southeasterly corner of a lot shown on said Plan as "Map 3F, Lot 127, N/F formerly of NOTCA, LLC, Book 31141, Page 299";

Thence S 06° 43' 49" W ninety-six and 85/100 (96.85) feet to a point shown as "Conc. Bound Found";

Thence S 67° 16' 23" E sixty-six and 82/100 (66.82) feet to a point;

Thence N 83° 16' 11" W seventy-five and 81/100 (75.81) feet to a point;

Thence N 06° 43' 33" E thirteen and 50/100 (13.50) feet to a point;

Thence N 83° 16' 27 W forty-three and 42/100 (43.42) feet to a point;

Thence N 06° 43' 49" E one hundred twelve and 62/100 (112.62) feet to a point;

Thence S 67° 16' 23" E fifty-seven and 22/100 (57.22) feet to the point of beginning.

Together with the right to use on a non-exclusive basis the easement rights provided in a certain Access, Utility, Slope and Sign Easement recorded with the Middlesex South District Registry of Deeds in Book 56812, Page 558, which right shall run with the land.

Subject to Slope and Temporary Construction Easement dated April 26, 2011 recorded with said Registry in Book 56812, Page 565.

Subject to Access, Utility, Slope and Signage Easement dated April 26, 2011 recorded with said Registry in Book 56812, Page 558.

Subject to an Easement Agreement dated August 12, 2014 recorded herewith.

Massachusetts Avenue Acton

92

Being a portion of the land conveyed to grantor by deed dated January 31, 2006 from Berko Family, LLC *et al* recorded with said Registry in Book 47097, Page 267.

Executed as a sealed instrument this 24th day of June, 2014.

PARKER LANE INVESTMENT TRUST

By: *Anna Ludwig*
Anna Ludwig, Trustee as aforesaid

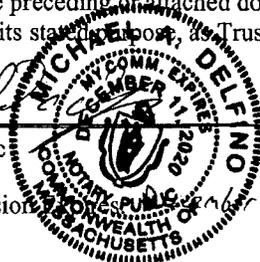
COMMONWEALTH OF MASSACHUSETTS

Middlesex county, ss.

On this 24 day of June, 2014, before me, the undersigned notary public, personally appeared Anna Ludwig, and proved to me through satisfactory evidence of identification, which was/were photographic identification with signatures issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily and for its stated purpose, as Trustee of Parker Lane Investment Trust.

Michael DeFino
Notary Public

My Commission Expires September 11 2020



92

L. Richard LeClair, III
LeClair & LeClair, P.C
707 Main Street
Waltham, MA 02451



Bk: 64071 Pg: 255 Doc: DEED
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QUITCLAIM DEED

NOTCA, LLC, a Massachusetts limited liability company, having a usual place of business at 205 Willow Street, Waltham, MA 02453

for consideration paid of less than One Hundred Dollars (\$100⁰⁰)

grants to ANNA LUDWIG, as Trustee of PARKER LANE INVESTMENT TRUST u/d/t dated March 10, 2006 recorded with the Middlesex South District Registry of Deeds in Book 47907, Page 261

with *quitclaim covenants*

a certain parcel of land shown described in Exhibit A, attached hereto and incorporated herein by reference.

Executed as a sealed instrument this 12 day of August, 2014.

Massachusetts Avenue Acton

NOTCA, LLC

By: [Signature] *Manager*
Vincent Cuttone, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 12th day of August, 2014, before me, the undersigned notary public, personally appeared Vincent Cuttone, and proved to me through satisfactory evidence of identification, which was/were photographic identification with signatures issued by a federal or state governmental agency, oath or affirmation of a credible witness, X personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily and for its stated purpose, as Manager of NOTCA, LLC



MICHAEL W. SOWYRDA
Notary Public
Commonwealth of Massachusetts
My Commission Expires Dec. 18, 2014

[Signature]
Notary Public

My Commission Expires: 12/19/2014

EXHIBIT A

A certain parcel of land shown as "Parcel 'B', To be conveyed from Lot 128 to the Owner of Lot 118-2" on a plan entitled "Plan of Land, 400 & 408 Massachusetts Avenue" dated May 21, 2014 prepared by Control Point Associates, Inc. recorded with the Middlesex South Registry of Deeds as Plan No. 578 of 2014 (the "Plan"), such Parcel B being bounded and described according to said Plan as follows:

Beginning at an iron pipe found at the southwesterly corner of a lot shown on the Plan as "Map 3F, Lot 134"

Thence N 06° 43' 49" E twenty-four and 70/100 (24.70) by said Lot 134 to a point;

Thence N 83° 16' 11" W fifty and 89/100 (50.89) feet to a point;

Thence N 06° 43' 49" E twelve and 00/100 (12.00) feet to a point;

Thence N 83° 16' 11" W seventy-seven and 12/100 (77.12) feet to a point, the last three (3) courses being by land now or formerly of Mustard Seed Properties, LLC;

Thence S 67° 16' 23" E one hundred thirty-three and 16/100 feet (133.16) to the point of beginning.

Subject to Taking by the Town of Acton recorded with said Registry in Book 63948, Page 88 as shown on Plan No. 603 of 2014.

Being a portion of the land conveyed to grantor by deed dated May 23, 2014 from Mustard Seed Properties, LLC recorded herewith in Book 64071, Page 251.