

Middlesex South Registry of Deeds
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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 07/12/2017 11:59 AM
Ctrl# 265618 16836 Doc# 00108085
Fee: \$3,141.84 Cons: \$689,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

RECEIVED

OCT 1 2018

Town of Concord
Board of Appeals

Property: 64 Bedford St. Concord MA

(Space above for Registry use)

QUITCLAIM DEED

Danielle Shupe of 64 Bedford Street, Concord, MA 01742, Massachusetts for consideration paid, and in full consideration of **Six Hundred Eighty Nine Thousand and 00/100 (\$689,000.00) Dollars**, grants to **Geoffrey D. Cronin, Trustee of the 64 Bedford Street Realty Trust**, 270 Westford Road, Concord, MA 01742, with QUITCLAIM COVENANTS:

Parcel I

A certain parcel of land situated off Bedford Street in Concord and being shown on a plan entitled "Plan of Land in Concord, Massachusetts for Fredrick Flannery dated September, 1946, J. Edward Finegan, Surveyor" recorded as Plan No. 1949 of 1946 at Book 7076, Page 171 and described as follows:

Beginning at an iron stake at Station C as shown on said plan and thence running South 62° West by other land of Flannery as shown on said plan ninety six and 81/100 (96.81) feet to an iron stake to Station D as shown on said plan; thence turning and running South 28° East by land of Edwards as shown on said plan seventy-one and 59/100 (71.59) feet to a stone bound at Station A as shown on said plan; thence turning and running North 50° East by land of Murray as shown on said plan one hundred and one and 33/100 (101.33) feet to an iron stake at Station B as shown on said plan; thence turning and running North 31° West by land of Mara as shown on said plan fifty-one and 28/100 (51.28) feet to an iron stake as Station C and the point of beginning.

Containing an area of 6,015 square feet.

Together with a right of way ten (10) feet wide to pass and repass from said land to Bedford Street as shown on said plan. Together with an easement for the purpose of installing, maintaining and repairing water pipes, electricity and telephone wires from Bedford Street over other land of the said Frederick Flannery to land of Edward A Richmond and Cora L. Richmond as shown on said plan.

Parcel II

The land in said Concord, being shown as the lot containing 5383 square feet, more or less on a plan of "Land in Concord owned by Marguerite A. Edwards" Surveyed by Horace F. Tuttle, C.E. dated May 7, 1954 recorded as Plan No. 815 of 1954 recorded at Book 8261, Page 201, bounded and described as follows:

Beginning at a fence post at the Northerly corner of the premises and at land of Edward A. Richmond, as shown on said plan, said point being distant 175 feet, more or less Southeasterly from Bedford Street; thence running South 27° 33' East by said land of Richmond, seventy-one and 59/100 (71.59) feet to a stone bound at land of George E. Murray, as shown on said plan; thence turning and running South 51° 31' West by said land of Murray, sixty-nine and 59/100 (69.59) feet to a stone bound at land of D. Rigley Gage, as shown on said plan; thence turning and running North 27° 03' West by said land of Gage, eighty-five and 26/100 (85.26) feet to a pipe at land of Marguerite A. Edwards, as shown on said plan; thence turning and running North 62° East by said land of Edwards, sixty-seven and 63/100 (67.63) feet to the point of beginning.

Grantor by execution of this deed hereby releases any and all rights of homestead in the premises.

For Grantor's Title, see deed of George C. Logan, Trustee of 64 Bedford Street Realty Trust, recorded June 9, 2016 with the Middlesex South District Registry of Deeds in Book 67402, Page 542.

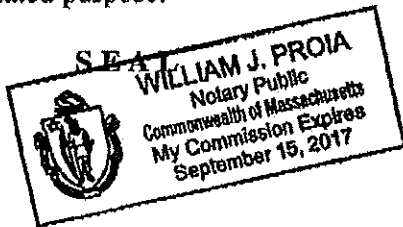
[signature following]

IN WITNESS WHEREOF, said Grantor has executed and sealed this deed as of the day and year below written.

Danielle Shupe
Danielle Shupe

COMMONWEALTH)
OF MASSACHUSETTS)
COUNTY OF MIDDLESEX)

On this 12th day of June, 2017, before me, the undersigned notary public, personally appeared Danielle Shupe, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily as her free act and deed for its stated purpose.



William J. Proia
Notary Public: William J. Proia
My commission expires: September 15, 2017

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX S.S. _____
SOUTH DIST. REGISTRY OF DEEDS
CAMBRIDGE, MA

JUN 04 2018

I HEREBY CERTIFY THE FOREGOING
IS A TRUE COPY OF A PAPER
RECORDED IN BOOK 69588

PAGE 560

Maria A. Cantatore
REGISTER