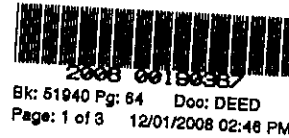


3
 RETURN TO
 DANE BRADY & HAYDON, LLP
 37 MAIN STREET, P.O. BOX 540
 CONCORD, MA 01742



Quitclaim Deed

I, Richard Hayes, of Concord, Middlesex County, individually, as devisee under Clause Five of the Will of Rita G. Hayes, Middlesex Probate No. 517153; and as surviving Executor under said Will (see: Compromise Agreement dated October 26, 1979 adopted by the Middlesex Probate Court in said Case by Decree of the Court dated November 8, 1979); by the power conferred by said Will, and every other power, for consideration paid, and in full consideration of One Hundred and 00/100 (\$100.00) Dollars grant to said Richard Hayes and Faye Erhard Hayes, of 1450 Main Street in said Concord, Husband and Wife, as Tenants-by-the Entirety, with Quitclaim Covenants, the land, with the buildings and improvements located thereon, located in said Concord, bounded and described as follows:

PARCEL I:

A certain parcel of land conveyed by Martha F. Chase to Daniel J. Hayes and Rita G. Hayes by a deed dated April 12, 1943 recorded with the Middlesex South District Registry of Deeds at Book 6670 Page 278; the same being shown as a parcel designated "Area = 8.15 Acres" on a Plan entitled "Land in Concord of Estate of Edith F. Chase", scale 100 feet = 1 inch, April 10, 1943 surveyed by Horace F. Tuttle, recorded with said deeds as Plan No. 94 of 1943 in Book 6670 Page 278.

PARCEL II:

A certain parcel of land conveyed by David G. Hayes to Daniel J. Hayes and Rita G. Hayes by deed dated February 26, 1949 recorded with said deeds at Book 7508 Page 314; the same being shown as a parcel designated "26166 ft +/-" on a Plan entitled "Land in Concord Surveyed for Daniel J. Hayes" by Horace F. Tuttle C.E., Nov 18, 1946, scale 40 feet = 1 inch, recorded with said deeds as Plan No. 183 of 1947 in Book 7097 Page 436.

PARCEL III:

A certain parcel of land conveyed by William M. Batt and Almira Laura Batt to Daniel J. Hayes and Rita G. Hayes by deed dated February 15, 1944, recorded with said deeds at Book 6754 Page 433.



Attachment B

Copy of
Record Deed & Plan

PARCEL IV:

Two certain parcels of land conveyed by Gardner W. Russell and Miriam R. Hill to Daniel J. Hayes and Rita G. Hayes by deed dated November 1, 1945 recorded with said deeds at Book 6923 Page 262, Parcel 1 containing about 65 square rods as set forth in said deed.

PARCEL V:

A certain parcel of land conveyed by Norman E. Johansen and Clara Johansen to Daniel Joseph Hayes and Rita Gately Hayes by deed dated January 3, 1944 recorded with said deeds at Book 6736 Page 329, said parcel containing 4,864 feet as set forth in said deed.

Intending to convey hereby all of the Grantor's right, title and interest in and to the foregoing Parcels I through V inclusive, together with the benefit of all rights, covenants, easements and rights-of-way appurtenant thereto.

For the Grantor's title see deeds recorded at Book 6670 Page 278; Book 7508 Page 314; Book 6754 Page 433; Book 6923 Page 262 and Book 6736 Page 329 in the Middlesex South District Registry of Deeds; see also Probate of Daniel J. Hayes, Middlesex Probate No. 415939 and Probate of Rita Hayes, Middlesex Probate No. 517153.

The consideration for this deed being less than \$500.00 no documentary excise tax is payable.

Executed as a sealed instrument this 25th day of November, 2008.

Richard Hayes
Richard Hayes

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this __ day of November, 2008, before me the undersigned notary public, personally appeared, Richard Hayes, who proved to me through satisfactory evidence of identification (which was Mass Drivers 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.

[Signature]
Notary Public:
My Commission Expires:

F:HJD/hayes.deed

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST
Eugene C. Rhine
REGISTER

PLAN OF LAND
IN
CONCORD, MA

SCALE: 1" = 40' DATE: NOVEMBER 25, 2020



OWNER:
FAYE ERHARD HAYES
1450 MAIN STREET
CONCORD, MA 01742

APPLICANT:
STARS DEVELOPMENT & PERMITTING, LLC
50 EDGE STREET, SUITE 202
ROCKLEY, MA 01915

LOCUS ADDRESS:
1450, 1452, 1456 MAIN STREET &
A PORTION OF 100 HIGHLAND STREET

DEED REFERENCE:
BOOK 51946 PAGE 64

PLAN REFERENCES:
PLAN BOOK 88 PLAN 14
PLAN NO. 84 OF 1943
PLAN NO. 183 OF 1947

ASSESSOR REFERENCE:
MAP 100 PARCELS 2407, 2408, 2409 &
A PORTION OF 2403

NOTE: DEEDS AND PLANS ARE RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

ZONING DISTRICT: RC
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM LOT FRONTAGE: 60 FEET
MINIMUM LOT WIDTH: 64 FEET
MIN. FRONT YARD: 20 FEET
MIN. SIDE YARD: 15 FEET
MIN. REAR YARD: 10 FEET
OR 30% OF LOT WIDTH
MAX. HEIGHT: 35 FEET

NOTE: PROPERTY PARTIALLY LIES WITHIN THE WETLANDS CONSERVANCY DISTRICT.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
CONCORD PLANNING BOARD

Elizabeth Hughes

DATE: February 25, 2020

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH ZONING REGULATIONS

NOTE:
EXISTING STRUCTURES SHOWN TAKEN FROM INFORMATION PROVIDED BY STAMPAH AND MCHARY, INC.
PARCELS G AND H ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS.



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THIS PLAN.

John J. Thomas, P.L.S.
WILLIAMS & SPARAGES, LLC

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 219 of 2020
Rec'd 5-6-2020
at 11:44 AM

Atlas
John J. Thomas
Surveyor

LEGEND OF ABBREVIATIONS
CB - CONCRETE BOUND
SBM - STONE BOUND DRILL HOLE
(RC) - RECORD