

MINATHA CULLINA
600 UNION BANK ST
WESTON MA 01801



2004 00082009

Bk: 42435 Pg: 203 Doc: DEED
Page: 1 of 3 04/07/2004 03:42 PM

QUITCLAIM DEED

BOSTON EDISON COMPANY, a Massachusetts corporation with an address of One NSTAR Way, Westwood, Massachusetts 02090 ("Grantor"), in consideration of Five Million Dollars (\$5,000,000.00) paid, grants to the **CITY OF NEWTON**, a municipal corporation organized under the laws of the Commonwealth of Massachusetts, with an address of 1000 Commonwealth Avenue, Newton, Massachusetts 02459 ("Grantee"), with QUITCLAIM COVENANTS, those certain parcels of land, together with the improvements thereon, if any, located in part in the City of Newton, Middlesex County, Massachusetts, and in part in the City of Boston, Suffolk County, Massachusetts, and bounded and described as follows:

MIDDLESEX COUNTY:

The land, together with any improvements thereon, located in the City of Newton, Middlesex County, Massachusetts, and shown as **Lots C and D** on the plan entitled "Plan of Land in Newton, Mass.", by Barnes Engineering Company, Inc., dated January 21, 1965, recorded with the Middlesex South Registry of Deeds in Book 11363, Page 245. Said Lot C contains approximately 386,494 square feet of land, more or less, according to said plan. Said Lot D contains approximately 16,650 square feet of land, more or less, according to said plan.

Also the land, together with any improvements thereon, located in the City of Newton, Middlesex County, Massachusetts, and shown as **Lot G** on the plan entitled "Subdivision Plan of Land in Newton, MA", by Toomey-Munson & Associates, Inc., dated November 26, 2003, and recorded with the Middlesex South Registry of Deeds herewith. Said Lot G is bounded and described according to said plan recorded herewith as follows:

Beginning at the easternmost point of said Lot G, said point being on the northerly sideline of LaGrange Street; thence

- S 59°44'46" W Three Hundred Eight-Eight and 51/100 (388.51) feet to a point; thence
- S 56°17'26" W One Hundred Twenty-Seven and 76/100 (127.76) feet to a point; thence
- Northerly A length of Fifty-Nine and 52/100 (59.52) feet along a curve to the right having a radius of Twenty-Five and 00/100 (25.00) feet to a point; thence
- Northerly A length of One Hundred Fifty-Three and 88/100 (153.88) feet along a curve to the left having a radius of Five Hundred Thirty and 00/100 (530.00) feet to a point; thence
- N 04°00'33"W Eighty-Five and 99/100 (85.99) feet to a point; thence
- Northerly A length of Seventy-Six and 29/100 (76.29) feet along a curve to the left having a radius of Four Hundred Eleven and 16/100 (411.16) feet to a point; thence
- N 58°05'49" E Three Hundred Forty-Nine and 05/100 (349.05) feet to a point; thence
- S 36°26'15" E Three Hundred Twenty and 71/100 (320.71) feet to the point of beginning.

R3

LOTS: LAGRANGE ST NEWTON

SEE PLAN IN RECORD BOOK 2004 PAGE 517

Said Lot G contains approximately One Hundred Thirty-Eight Thousand Five Hundred Ninety-One (138,591) square feet of land, more or less, according to said plan.

For Grantor's title to the City of Newton land see the deed to Boston Edison Company dated September 14, 1973 and recorded with the Middlesex South Registry of Deeds in Book 12521, Page 266.

SUFFOLK COUNTY:

The land, together with any improvements thereon, located in that part of the City of Boston known as West Roxbury, Suffolk County, Massachusetts, shown as **Lot A** on the plan entitled "Plan of Land in Boston (West Roxbury) Mass.", by Barnes Engineering Company, Inc., dated January 21, 1965, recorded with the Suffolk Registry of Deeds in Book 8135, Page 468, being more particularly bounded and described as follows:

A certain parcel of land situated on the westerly side of LaGrange Street. in the City of Boston, Suffolk County, Commonwealth of Massachusetts bounded and described as follows:

Beginning at the northeasterly corner of the premises described herein on the westerly side of LaGrange Street at the Newton-Boston City Line and running thence southwesterly by the westerly side of LaGrange Street a distance of 139.97 feet to a corner at a stonewall at land of the Boston Catholic Cemetery Association;

Thence turning and running N 82°-22'-47" W on the stonewall a distance of 3.26 feet to a corner at the Newton-Boston City Line and Lot C described above;

Thence turning and running N 47°-41'-14" E by the Newton-Boston City Line and said Lot C 141.76 feet to the westerly side of LaGrange Street and the point of beginning.

Containing 444 square feet, more or less, and shown as Lot A on said plan entitled "Plan of Land in Boston (West Roxbury) Mass.", by Barnes Engineering Company Inc., dated January 21, 1965, recorded with Suffolk County Registry of Deeds in Book 8135, Page 468.

Grantor expressly reserves to itself and excludes from this conveyance the land shown as "Lot B" on the Barnes Engineering Company Plan described in the preceding paragraph.

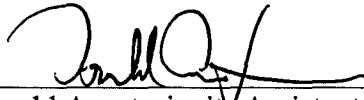
The above-described premises are conveyed subject to and with the benefit of all matters of record insofar as now in force and applicable. The premises conveyed hereby do not constitute a sale of all or substantially all of the real property of Grantor within the Commonwealth of Massachusetts, and this conveyance is made in the ordinary course of business of Grantor. For corporate authority, see the Assistant Clerk's Certificate and the Incumbency Certificate recorded herewith.

For Grantor's title to the City of Boston (West Roxbury) land see the deed to Boston Edison Company dated September 14, 1973 and recorded with the Suffolk Registry of Deeds in Book 8659, Page 652.

Pursuant to the provisions of Massachusetts General Laws Chapter 64D, Section 1, whereas the City of Newton is a party to this deed, no deed excise taxes are required to be affixed hereto.

WITNESS the execution hereof under seal as of the 7th day of April, 2004.

BOSTON EDISON COMPANY

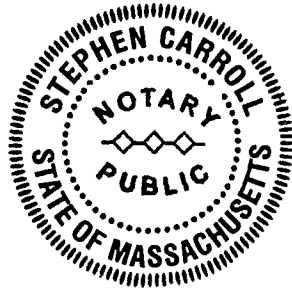
By: 
Donald Anastasia, its Assistant Treasurer
hereunto duly authorized


COMMONWEALTH OF MASSACHUSETTS


Norfolk, ss.

April 7th, 2004

Then personally appeared the above-named Donald Anastasia, as the Assistant Treasurer of Boston Edison Company and acknowledged the foregoing instrument to be the free act and deed of said corporation, before me.




Notary Public Stephen Carroll
My Commission expires: JUNE 20, 2008


Notary Public