

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
28055	DEED		64987/536	03/02/2015	10.00
Property-Street Address and/or Description					
136	HARWICH RD	This parcel is neither part of, nor does it abut, number 136. Its frontage on Harwich Road is between numbers 149 and 152.			
Grantors					
E/S KESSELER LLC					
Grantees					
NEWTON CITY					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					



2015 00028055

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QUITCLAIM DEED

C/S KESSELER, LLC, a Massachusetts limited liability company with an address c/o Cornerstone Corporation, One University Avenue, Suite 2C, Westwood, Massachusetts 02090 ("**Grantor**"), for consideration paid and in full consideration of TEN DOLLARS (\$10.00), grants to the CITY OF NEWTON, a municipal organization organized under the laws of the Commonwealth of Massachusetts, with an address of 1000 Commonwealth Avenue, Newton, Massachusetts 02459 ("**Grantee**") with QUITCLAIM COVENANTS, the land, together with any improvements thereon, located in the City of Newton, Middlesex County, Massachusetts, as more particularly described as follows (the "**Property**"):

A parcel of land located on Harwich Road, in the City of Newton, County of Middlesex, Commonwealth of Massachusetts, which is more particularly shown and described as Lot 9B on a plan entitled: "Plan of Land, Newton, Massachusetts, Showing Proposed Conditions at Lot 9, Harwich Road", dated January 29, 2008, Scale 1" = 30', prepared by VTP Associates, and recorded with the Middlesex South Registry of Deeds (the "**Registry**") as Plan No. 598 of 2009.

The above described Lot 9B contains an area of 42,148 square feet, more or less, according to said Plan.

This conveyance is made together with and subject to all matters of record insofar as now in force and applicable, including, without limitation, (1) that certain Easement Agreement between Grantor and Grantee recorded with the Registry in Book 42435, Page 215 (the "**Easement Agreement**"), and (2) that certain Conservation Restriction granted by Grantor to Grantee, acting by and through its Conservation Commission, recorded with the Registry in Book 47213, Page 328 (the "**Conservation Restriction**"). It is the express intention of Grantor and Grantee that the Easement Agreement and the Conservation Restriction, together with all rights and obligations of the parties thereunder, will not merge into the fee title acquired by Grantee pursuant to this Deed, and that title to the Property shall be held by Grantee subject to the terms and conditions of the Easement Agreement and the Conservation Restriction.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes. No Massachusetts Deed Excise Stamps have been affixed hereto, none being required by law.

For Grantor's title, see Deed of Boston Edison Company, dated April 7, 2004, recorded with the Middlesex South Registry of Deeds in Book 42435, Page 197.

[Balance of page intentionally left blank]

Sherin and Lodgen LLP
101 Federal Street
Boston, MA 02110

Attn: Peter Friedenberg, Esq.

00576414

Property Address: 136 Harwich Road, Newton, Massachusetts

2-N

Executed under seal as of the 13^m day of February, 2015.

GRANTOR

C/S KESSELER, LLC

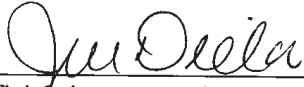
By: Cornerstone Manager, Inc.,
Its Manager

By: 
Name: Timothy DeWalt
Title: Secretary

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 13 day of Feb, 2015, before me, the undersigned notary public, personally appeared Timothy P DeWalt provided to me through satisfactory evidence of identification which was AA Drivers 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 Secretary of Cornerstone Manager, Inc., the manager of C/S Kessler, LLC.


(official signature and seal of notary) Jean Dillon

My commission expires: April 15, 2014