

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

Current datetime: 8/10/2015 3:26:52 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
17627	DEED		44541/253	01/27/2005	100.00
<b>Property-Street Address and/or Description</b>					
NORTH OF LAGRANGE LOT 11					
<b>Grantors</b>					
KESSELER DEVELOPMENT LLC					
<b>Grantees</b>					
C/S KESSELER LLC					
<b>References-Book/Pg Description Recorded Year</b>					
46904/490 ORD 2006					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

DBP



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QUITCLAIM DEED

Kessler Development, LLC, a Massachusetts limited liability company with an office at c/o Cornerstone Corporation, 725 Canton Street, Norwood, Massachusetts 02062 ("Grantor"), for nominal consideration of less than \$100.00, paid, grants to C/S Kessler, LLC, a Massachusetts limited liability company with an office at c/o Cornerstone Corporation, 725 Canton Street, Norwood, Massachusetts 02062 ("Grantee"), with Quitclaim Covenants, that certain parcel of land, together with the improvements thereon, if any, located in the City of Newton, Middlesex County, Massachusetts and bounded and described as follows:

A landlocked parcel of land located north of LaGrange Street, in the City of Newton, County of Middlesex, Commonwealth of Massachusetts, and is more particularly shown and described as Lot 11 on a plan entitled: "Subdivision Plan of Land in Newton, MA", dated April 28, 2004, Scale 1" = 100', and prepared by Toomey-Munson & Associates, Inc. and recorded with the Middlesex South Registry of Deeds herewith and being more fully described as follows:

Beginning at the northwesterly corner of the parcel herein described; thence running

- N 43°36'58" E a distance of 279.85 feet to a point; thence running
- N 64°57'20" E a distance of 268.84 feet to a point; thence running
- N 25°02'40" W a distance of 100.29 feet to a point; thence running
- N 54°34'03" E a distance of 297.61 feet to a point; thence running
- S 24°50'21" E a distance of 320.31 feet to a point; thence running
- S 66°47'55" W a distance of 82.96 feet to a point; thence running
- S 33°36'23" W a distance of 66.95 feet to a point; thence running
- S 53°31'13" W a distance of 57.26 feet to a point; thence running
- S 66°18'50" W a distance of 41.23 feet to a point; thence running
- S 34°08'08" W a distance of 137.85 feet to a point; thence running
- S 41°52'03" W a distance of 82.79 feet to a point; thence running
- S 29° 54'04" W a distance of 74.94 feet to a point; thence running

SEE PLAN NO. 102 OF 2005

NORTH OF LaGrange ST., Newton

1 Bernard F Shadroy Jr. IC  
15 Broad St. Ste 572  
Boston MA 02109

- S 46°50'48" W a distance of 114.24 feet to a point; thence running
- S 65°50'16" W a distance of 55.26 feet to a point; thence running
- S45°39'29" W a distance of 382.85 feet to a point; thence running
- N 36°26'15" W a distance of 17.37 feet to a point; thence running
- N 60°30'28" E a distance of 40.00 feet to a point; thence running
- N 54°01'55" W a distance of 100.25 feet to a point; thence running
- N 46°26'50" W a distance of 54.10 feet to a point; thence running
- N 36°26'15" W a distance of 54.00 feet to a point; thence running
- Northeasterly a distanced of 190 feet, more or less (having a tie bearing of N 41°07'57" E, and a distance of 187.84 feet) to a point; thence running
- N 59°50'28" E a distance of 130.72 feet to a point; thence running
- N 53°15'52" W a distance of 131.32 feet to the Point of Beginning.

The above described Lot 11 contains an area of 316,680 square feet or 7.27 acres, more or less, according to said Plan.

Said parcel is conveyed subject to and with the benefit of all easements, rights-of-way, restrictions, reservations, or other matters of record.

For Grantor's title, see the deed to Kessler Development, LLC dated April 7, 2004 and recorded with the Middlesex South Registry of Deeds in Book 42435, Page 200.

The above described premises are conveyed subject to and with the benefit of all matters of record insofar as now force and applicable.

Witness the execution hereof under seal as of the 10<sup>th</sup> day of January, ~~2004~~ 2005.

KESSELER DEVELOPMENT, LLC  
By: Cornerstone Manager, Inc.

By: Paul E. Tryder  
Its President  
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Worcester

January 10, 2005

On this day, before me, personally appeared the above-named Paul E. Tryder as President of Cornerstone Manager, Inc. and not individually, who acknowledged the foregoing instrument to be his/her free act and deed, in his/her capacity as foresaid, on behalf of KESSELER DEVELOPMENT, LLC.

Denise A. Vane  
Notary Public

My Commission expires: 10/29/10

Denise A. Vane  
Notary Public