

**QUITCLAIM DEED**

(Address: 31 Hunting Lane, Sherborn, MA 01770)

We, Carey Mann and Theresa O. Mann (aka Teresa O. Mann), married to each other, of Sherborn, Massachusetts,

for consideration paid and in full consideration of Two Million Thirty Thousand Five Hundred and 00/100 (\$2,030,500.00) Dollars grant to

Igor Lybarsky, Trustee of Barsky Estate Realty Trust u/d/t dated August 26, 2011 and recorded with Middlesex South Registry of Deeds in Book 60509, Page 174, of 70 Greenwood Street, Sherborn, MA, 01770 with **QUITCLAIM COVENANTS**,

Two parcels of land with the buildings thereon, located in Sherborn, Middlesex County, Massachusetts, bounded and described as follows:

**PARCEL ONE**

That certain parcel of land located in Sherborn, Middlesex County, Massachusetts and being located on the Southerly side of Hunting Lane in said Sherborn, and being shown as Lot 3 on a plan of land entitled, "Plan of Land, Sherborn, Mass.", by MetroWest Engineering, Inc., dated October 1, 1993, Revised November 4, 1993, recorded with Middlesex South District Registry of Deeds as Plan No. 194 of 1994. Said Lot 3 is more particularly bounded and described, according to said plan, as follows:

NORTHERLY: by Hunting Lane, two hundred and 12/100 (200.12) feet;

EASTERLY: by land now or formerly of Michael D. and Janet M. Grimes, four hundred forty-two and 11/100 (442.11) feet;

NORTHERLY: again by land of said Grimes, one hundred fifteen and 65/100 (115.65) feet and seventy-seven and 16/100 (77.16) feet;

EASTERLY by Lot 2 as shown on said plan, being now or formerly of Orville J. and Wilma I. Brown, four hundred sixteen and 79/100 (416.79) feet;

SOUTHERLY: again by said Lot 2 and by land of Alexander P. and Jonathan Dowse, in four (4) courses, two hundred fifty-six and 41/100 (256.41) feet, eight hundred thirty-four and 23/100 (834.23) feet, one hundred eighty-two and 57/100 (182.57) feet, and one hundred sixty-six and 66/100 (166.66) feet;

WESTERLY: again by land now or formerly of Mark Callahan, in two (2) courses, three hundred six and 01/100 (306.01) feet and one hundred forty-six and 47/100 (146.47) feet;

NORTHERLY: in seven (7) courses by lands now or formerly of Mark Callahan, Mark T. and Allyn Callahan, Rocco A. and Kathleen M. Laterzo, Albert J., Jr. and Suzanne M. Capone and Robert C. and Louise Anderson, two hundred sixty-three and 24/100 (263.24) feet, seventy-four and 60/100 (74.60) feet, two hundred fifteen and 28/100 (215.28) feet, one hundred fifteen feet (115), one hundred seven and 07/100 (107.07) feet, two hundred forty-one and 39/100 (241.39) feet, and fifty-six and 87/100 (56.87) feet; and

WESTERLY: again by land now or formerly of Robert C. and Louise Anderson, four hundred thirty-five and 81/100 (435.81) feet.

Said Lot 3 contains 737,415 square feet or 16.93 acres, more or less, according to said plan.

The address of the granted premises is 31 Hunting Lane, Sherborn, MA 01770.

**Parcel 2:**

That certain parcel of land, located in Sherborn, Middlesex County, Massachusetts, and being located on the Southerly side of Hunting Lane in said Sherborn, and being more particularly described on a plan entitled "Definitive Subdivision Plan, Unity Farms, Sherborn, Mass." by MetroWest Engineering, Inc., dated December 4, 1993, recorded with Middlesex South District Registry of Deeds as Plan No. 401 of 1994, as Lot 3. Said Lot 3 is more particularly bounded and described; according to said plan, as follows:

NORTHERLY: by Hunting Lane, in three (3) courses, seventy-five and 03/100 (75.03) feet, seventy-five (75) feet, and fifty-one and 64/100 (51.64) feet;

WESTERLY: by lands now or formerly of Michael D. and Janet M. Grimes and Orville J. and Wilma I. Brown in two (2) courses, four hundred forty-six and 08/10 (446.08) feet and four hundred sixteen and 79/100 (416.79) feet;

SOUTHERLY: by Lot 2 as shown on said plan, seven hundred eighty-one and 19/100 (781.19) feet;

EASTERLY: by land now or formerly of New York, New Haven and Hartford Railroad, two hundred sixty (260) feet;

NORTHERLY: again by land now or formerly of said New York, New Haven and Hartford Railroad and land now or formerly of Judith H. Cook, in two (2) courses, one hundred seventy-one and 36/100 (171.36) feet and thirty-three and 40/100 (33.40) feet;

EASTERLY: again by land of said Cook, ninety-two and 48/100 (92.48) feet;

NORTHERLY: again by land of said Cook, three hundred two and 46/100 (302.46) feet; and

EASTERLY: again by land of said Cook, four hundred thirty-five and 75/100 (435.75) feet.

Said Lot 3 contains 348,324 square feet or 8 acres, more or less, according to said plan.

The address of the premises herein described is Lot 3 Hunting Lane, Sherborn, MA 01770.

The grantors named herein do voluntarily release all rights of homestead, if any, in the within granted premises and certify, under the pains and penalties of perjury, that there are no other persons entitled to claim a right of homestead in said premises, as set forth in M.G.L. Chapter 188.

For title to Parcel One see Deed dated March 7, 1994, recorded with said Deeds in Book 24333, Page 479, and for title to Parcel Two see Deed dated May 11, 1994, recorded with said Deeds in Book 24538, Page 426.

WITNESS our hands and seals this 11th day of March, 2016.

carey mann  
Carey Mann

Theresa O. Mann  
Theresa O. Mann

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

March 11, 2016

Then personally appeared the above named Carey Mann and Theresa O. Mann, proved through satisfactory evidence of identification, which was MDL to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose.

L. Shind  
Notary Public Laurence D. Shind  
My Commission Expires: 11/23/18

