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2016 00041858
Bk: 66954 Pg: 354 Doc: DEED
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QUITCLAIM DEED

Property Address: 41-43 North Main Street, Sherborn, MA 01770
2 Hunting Lane, Sherborn, MA 01770

I, KENT A. FITZPATRICK, TRUSTEE OF ORCHARD HILL TRUST, under Declaration of Trust dated September 12, 1994, and recorded with the Middlesex South District Registry of Deeds in Book 24867, Page 135, of Sherborn, Middlesex County, Massachusetts, for consideration paid and in consideration of Two Million Four Hundred Thousand and 00/100 (\$2,400,000.00) DOLLARS, grant to IGOR LYBARSKY, TRUSTEE OF BARSKY ESTATE REALTY TRUST, under Declaration of Trust dated August 26, and recorded with the Middlesex South District Registry of Deeds in Book 60509, Page 174, of 70 Greenwood Street, Sherborn, MA 01770

WITH QUITCLAIM COVENANTS

Parcel 1:

That certain parcel of land, with all of the buildings, structures and improvements located thereon, being presently known and numbered as 41-43 North Main Street, containing 5.8 Acres, more or less, being known as Hunting Lane Farm and bounded and described as follows:

- EASTERLY by Main Street;
- SOUTHERLY by land now or formerly of Thomas S. Widger;
- WESTERLY by land now or formerly of the New York, New Haven and Hartford Railroad and land now or formerly of Dominic Nicolai; and
- NORTHERLY by Hunting Lane.

Parcel 2:

A certain parcel of land known as Parcel "A" on a plan entitled, "Plan of Land Sherborn, Mass., Scale 1" = 50', Dec. 6, 1999, Prepared For: Kent A. Fitzpatrick, Prepared By: GLM Engineering Consultants, Inc.", which plan is recorded with Middlesex County, Southern District Registry of Deeds as Plan No. 141 of 2000 in Plan Book 31133, Page 597.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 03/16/2016 03:28 PM
Ctrl# 2016210 10135 Doc# 00041858
Fee: \$10,944.00 Cons: \$2,400,000.00

For title reference, see Deeds recorded in Middlesex South District Registry of Deeds at Book 29211, Page 405 and Book 24867, Page 145.

I, the Grantor named herein, do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under pains and penalty of perjury that there are no other persons or person entitled to any Homestead rights.

The undersigned Trustee hereby certifies that (1) he is the only incumbent Trustee of the Trust; (2) the Trust has not been revoked or terminated and any and all amendments thereto have been recorded with said Deeds; (3) the Trust is the sole owner of the above-described real estate; (4) pursuant to the Trust, when specifically authorized and directed by the beneficiaries of the Trust, the Trustees have full right, power and authority to deal with any property owned or held by the Trust with the same force and effect as though such property was individually owned; (5) the Trustee by instrument in writing signed by all the holders of beneficial interests under the Trust, has been duly authorized and directed to (a) convey the real estate described above to the grantee for the consideration stated herein and (b) to execute such other agreements, instruments and documents as the Trustee deems necessary in order to effectuate said conveyance; and (6) no beneficiary is a minor, a corporation selling all or substantially all its Massachusetts assets, or a personal representative of an estate subject to estate tax liens or is deceased or under any other legal disability.

Witness my hand and seal this 18th day of March, 2016.

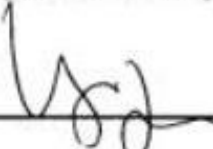


Kent A. Fitzpatrick, Trustee
Orchard Hill Trust

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 18th day of March, 2016, before me, the undersigned notary public, personally appeared Kent A. Fitzpatrick, and proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's 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.



Notary Public
My commission expires:

