

48920

Statute Form of

Quitclaim Deed

(INDIVIDUAL)

LUCY L. PERRY

TO

WELLESLEY CONSERVATION COUNCIL, INC.

REGISTRY OF DEEDS COUNTY OF NORFOLK

DEC 27 1963

DEDHAM, MASS.

Book 10 H 34 MA M

7.50

Lucy Lee Perry
Perryland O. Perry

December 12, 1963

Dec. 27, 1963

at 10 o'clock and 34 minutes A.M.

Received and entered with

Norfolk Deeds

Book 4131 Page 373

Attest:

P. Thomas Shine

Register.

FROM THE OFFICE OF

Tyler & Reynolds

1 Court St., Boston

(Please print or type)

EDWARD O. PROCTOR, JR., ESQ.,
294 Washington Street,
Boston, Massachusetts

RETURN TO →

HOBBS & WARREN, INC.

PUBLISHERS STANDARD LEGAL FORMS

BOSTON - MASS.

Form 882

I, LUCY L. PERRY, formerly Lucy L. White,

of Wellesley,

Norfolk County, Massachusetts,

being ~~was~~ married, for consideration paid, grant to WELLESLEY CONSERVATION COUNCIL, INC.,
a Massachusetts corporation *

of Wellesley, Massachusetts

with quitclaim covenants

~~the land in~~

[Description and encumbrances, if any]

One-fifth (1/5) undivided interest in two certain parcels of land situate off Livingston Road in said Wellesley, being bounded and described as follows:

PARCEL 1

Commencing at the Southeasterly corner of the parcel, thence running in a Northerly direction 332.45 feet along curved lines by the Westerly side line of a 40 foot way; thence running in a Westerly direction approximately 490 feet by other land of the grantor to the Charles River; thence in a Southerly direction approximately 320 feet; thence Easterly by land now or formerly of Greywall Trust approximately 442.23 feet to the point of beginning.

Containing 3.3 acres more or less.

PARCEL 2

Commencing at the Southwesterly corner of the parcel, thence running in an Easterly direction by two lines totalling 320.68 feet by land now or formerly of Greywall Trust; thence Northerly by land now or formerly of George A. Ott et al along two lines totalling approximately 755 feet; thence Westerly by land now or formerly of Bernard C. Heyl 322.92 feet to the Easterly side line of said 40 foot way; thence generally in a Southerly direction along the Easterly side of said way by a series of lines totalling 706.5 feet to the point of beginning.

Containing 4.8 acres more or less.

Together with a right of passage over the said 40 foot way, said right to be exercised in common with others entitled thereto.

Being the same premises conveyed to me then known as Lucy L. White by deed of Susan Lee dated June 9, 1949 and recorded with Norfolk Registry of Deeds in Book 2851, Page 426; meaning and intending to convey and hereby conveying one-half (1/2) of the two-fifths (2/5) interest which I now own in said premises.

By the acceptance hereof and in consideration hereof, the grantee herein disclaims and/or releases any and all right, title and interest in and to a strip of land 30 feet in width, the Southerly line of which is coincident with the Northerly line of Lot D, shown on a plan hereinafter described, marked S 87° 16' 28" E and said line projected Westerly on the same course until it strikes the Easterly line of Lot C-1, shown on said plan, and said line projected Easterly until it strikes the driveway marked as Lee Road, on said plan; and its rights and interest in the driveway

marked as Lee Road, on said plan, running from said Lot D to Dover Street as the same now exists, the approximate location of which is shown on said plan by dotted lines, all of which rights and interests the grantee herein may have acquired by inference in previous deeds from the grantor herein dated December 31, 1960, September 13, 1961 and October 5, 1962, duly recorded with Norfolk Deeds in Book 3870, Page 636, Book 3937, Page 678 and 4023, Page 540, respectively, in which deeds it was the intention of the grantor not to grant any rights to the grantee in and to said 30 foot strip of land and Lee Road, and the specific omission of granting such rights was deliberate and intentional. The plan hereinbefore mentioned is entitled "A Compiled Plan of Land in Wellesley and Needham, Mass." dated July 3, 1949, by Everett M. Brooks Co., Civil Engineers, recorded with said Deeds as Plan #625 of 1949 in Plan Book 152.

The consideration for this deed being less than \$100 no revenue stamps are required by law.

I, Richard A. Perry,

husband

of said grantor,

~~wife~~

release to said grantee all rights of tenancy by the curtesy and other interests therein.
~~tenancy by the curtesy~~

Witness our hands and seals this 18th day of December 1963.

Lucy Lee Perry

Richard A. Perry

The Commonwealth of Massachusetts

Norfolk,

ss.

December 18, 1963

Then personally appeared the above named Lucy L. Perry

and acknowledged the foregoing instrument to be her free act and deed, before me

H. Benton Powers

Notary Public — ~~Notary Public~~

My Commission Expires 4/28/67

Recorded Dec. 27, 1963 at 10h.34m.A.M.

(not)

