

#1

Statute Form of Quitclaim Deed

LUCY L. PERRY

TO

WELLESLEY CONSERVATION
COUNCIL, INC.

REGISTRY OF DEEDS
COUNTY OF NORFOLK

758

1140

JAN 10 1961

DEDHAM, MASS.

Rec'd 11 H 40 M A M

..... Jan. 10, 19 61

at 11 o'clock and 40 minutes A m.

Received and entered with.....

..... Norfolk Deeds

Book..... 3870 Page..... 636

Attest: *P. Thomas Shine*

Register.

~~FROM THE OFFICE OF~~
Mail to Edward W. Procter Jr., Esq.
294 Washington St.

~~TYLER & REYNOLDS~~
~~1 COURT STREET~~
BOSTON 8, MASS.

Case of Ely, Bantlett, Brown & Procter

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 married,
~~being unmarried~~, 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 (1/5th) 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 private 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 private way;
thence generally in a Southerly direction along the Easterly side
of said private 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 private way
said right to be exercised in common with others entitled thereto.

Being ^{part of} the same premises conveyed to me then known as Lucy L. White
by deed of Susan Lee dated June 1, 1949 and recorded with Norfolk
Registry of Deeds, in Book 2851 Page 426.

The consideration for this deed being less than \$100.00 no revenue
stamps are required by law.

I, RICHARD A. PERRY,

husband
wife of said grantor,

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

Witness.....our.....hands and seals this.....31st.....day of.....December.....19 60

Lucy E. Perry
Lucy Lee Perry
Richard A. Perry

The Commonwealth of Massachusetts

Norfolk ss.

December 31 1960

Then personally appeared the above named LUCY L. PERRY

and acknowledged the foregoing instrument to be

her free act and deed, before me

H. Burton Powers

H. Burton Powers Notary Public — Justice of the Peace

My commission expires

4/28

1967

Recorded Jan. 10, 1961 at 11h.40m. A.M.

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.