

## QUITCLAIM DEED

Wellesley Conservation Council, Inc., a Massachusetts non-profit corporation organized under M.G.L. c. 180, with a principal place of business located at Wellesley, Massachusetts

**FOR CONSIDERATION PAID** of \$35,000.00

**GRANT** to Gerald Devlin and Elizabeth Devlin, Trustees of Devlin Real Estate Trust under declaration of trust dated June \_\_\_\_\_, 2007 (See Trust Abstract pursuant to M.G.L. Ch. 184 filed herewith), having a mailing address of 6 Dinsmore Road, Wellesley, MA 02481

with **QUITCLAIM** covenants,

the land situated in Wellesley, Norfolk County, Commonwealth of Massachusetts, bounded and described as follows:

Easterly by the junction of Dinsmore and Greenwood Roads, shown on the plan hereinafter referred to, eighty three and 18/100 (83.18) feet;

Southeasterly by said Greenwood Road, twenty one (21) feet;

Southwesterly by lot numbered 37, shown on said plan, one hundred fifteen and 13/100 (115.13) feet; and

Northerly by land now or formerly of Allen Greenwood, one hundred fifty (150) feet.

Said parcel is shown as lot numbered 38 on a plan drawn by MacCarthy Engineering Service Inc., dated January 9, 1968 as approved by the Land Court, filed in the Land Registration Office as No. 5823-1, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 84481, Book 423.

The abovedescribed land is subject to the restrictions as set forth in Document Nos. 6111 and 10703, and referred to in Document No. 171983, expiring on May 3, 1985. Said Document No. 10703 is modified by Document No. 24450.

The above described land in subject also to the restrictions contained in a deed given by Albion R. Clapp to Frances S. Cobb, dated July 19, 1912, duly recorded in Book 1220, Page 496 and referred to in Document No. 171983, expiring on May 3, 1985.

The above described land is subject also the restrictions as set forth in Document No. 290483, expiring on April 16, 1998.

The premises are conveyed subject to the following restrictive covenants and provisions:

1. No buildings, structures or pavement, whether permanent or temporary, other than fencing, shall be constructed, installed, permitted or maintained on the premises;

2. The premises shall not be further subdivided or combined with any other lot for the purpose of subdividing.

The foregoing covenants and provisions shall run with the land and shall be binding upon the grantees of said land, their successors and/or assigns and shall benefit and may be enforced by the grantor herein, and its successors and/or assigns.

For title reference, see Certificate of Title No. 84481, filed with said Registry District.

IN WITNESS WHEREOF, the said Wellesley Conservation Council, Inc. has caused its corporate seal to be hereto affixed and these present to be signed, acknowledged and delivered in its name and behalf by Ingrid Carls its President and Kent Fox its Treasurer, hereby duly authorized this 7<sup>th</sup> day of June, 2007.

Wellesley Conservation Council, Inc.

By: Ingrid Carls, President By: Kent Fox, Treasurer  
Ingrid Carls, President Kent Fox, Treasurer

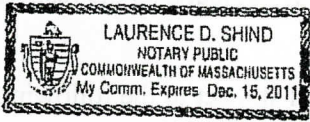
COMMONWEALTH OF MASSACHUSETTS

County of Norfolk ss.

June 7, 2007

Then personally appeared the above named Ingrid Carls, President as aforesaid, and Kent Fox, Treasurer as aforesaid, proved through satisfactory evidence of identification, which was MA license, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



# A. Settlement Statement

## U.S. Department of Housing And Urban Development

OMB Approval No. 2502-0265

### B. Type of Loan

Conv. Unins.

6. File Number:  
2007438

7. Loan Number:

8. Mortgage Ins. Case No.:

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. Name and Address of Borrower:** Devlin Real Estate Trust  
Gerald Devlin Trustee & Elizabeth Devlin, Trustee, Dinsmore Road, Wellesley, MA 02482

**F. Name and Address of Lender:**  
Bristol Savings Bank  
35 Broadway  
Taunton, MA, 02780

**E. Name and Address of Seller:**  
Wellesley Conservation Council, Inc,

**Seller's TIN#:**

**G. Property Location:**  
Dinsmore and Greenwoods Road Wellesley  
Wellesley, MA 02482

**H. Settlement Agent:**  
Law Offices of Mark Watson & Associates, P.C.  
  
**Place of Settlement:**  
51 North Street, Hingham, MA 02043  
  
**City/Cnty of Settlement:** Hingham/Plymouth

**Tin #:**  
**I. Settlement Date:**  
June 8, 2007

### J. Summary of Borrower's Transaction

#### 100. Gross Amount Due From Borrower

101. Contract Sales Price	\$35,000.00
102. Personal Property	
103. Settlement Charges to borrower (line 1400)	\$0.00
104. Payoff 1.	
105. Payoff 2.	

#### Adjustments for items paid by seller in advance

106. City/Town taxes	to	
107. County Taxes	to	
108. Assessments	to	
109.		
110.		
111.		
112.		

#### 120. Gross Amount Due From Borrower

\$35,000.00

### K. Summary of Seller's Transaction

#### 400. Gross Amount Due to Seller

401. Contract Sales Price	\$35,000.00
402. Personal Property	
403.	
404.	
405.	

#### Adjustments for items paid by seller in advance

406. City/Town taxes	to	
407. County Taxes	to	
408. Assessments	to	
409.		
410.		
411.		
412.		

#### 420. Gross Amount Due to Seller


\$35,000.00

120. Gross Amount Due From Borrower	\$35,000.00	420. Gross Amount Due to Seller	\$35,000.00
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement Charges to seller (line 1400)	\$159.60
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1.	
205.		505. Payoff 2.	
206.		506. to	
207.		507. to	
208.		508. to	
209.		509 to	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes to		510. City/town taxes to	
211. County Taxes to		511. County Taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$159.60
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	\$35,000.00	601. Gross amount due to seller (line 420)	\$35,000.00
302. Less Amount paid by/for borrower (line 220)	\$0.00	602. Less amount paid by/for seller (line 520)	(\$159.60)
303. CASH FROM BORROWER:	\$35,000.00	603. CASH TO SELLER:	\$34,840.40

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E,G,H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service.

If you are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110. Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide [see box H] with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury. I certify that the number shown on this statement is my correct taxpayer identification number.

*CP BD*  


Wesley Conservation Council  
 Seller's Signature  
 by *Reda Dattya in fact*

**L. Settlement Charges**

700. Total Sales/Broker's Commission based on Price	\$35,000.00 @ % =	Paid From Borrowers Funds at Settlement	Paid From Sellers Funds at Settlement
Division of Commission (line 700) as follows:			
701.	to		
702.	to		
703. Commission paid at Settlement			
704.			

**800. Items Payable In Connection With Loan**

**POC**

801. Loan Origination fee	%			
802. Loan Discount	%			
803. Appraisal Fee	to			
804. Credit Report Fee	to			
805.	to			
806.	to			
807.	to			
808. Tax Certification Fee	to			
809. Flood Certification Fee	to			
810.	to			
811.	to			
812.	to			
813.	to			
814.	to			
815.	to			

**900. Items Required By Lender To Be Paid In Advance**

901. Interest from	to	@	0.0000	/day	0	Days		
902. Mortgage insurance premium for	mo.	to						
903. Hazard insurance premium for	yrs.	to						
904. Flood Insurance	yrs.	to						
905.								

**1000. Reserves Deposited With Lender**

1001. Hazard Insurance	months @	per month		
1002. Mortgage Insurance	months @	per month		
1003. City property taxes	months @	per month		\$0.00
1007.	months @	per month		
1008. Aggregate Accounting Adjustment				

1100. Title Charges			
1101. Settlement or closing fee to			
1102. Abstract or title search to			
1103. Title examination to	N/A		
1104. Title insurance binder to			
1105. Document preparation to			
1106. Notary fees to			
1107. Attorney's fees to	Law Offices of Mark Watson & Associates, P.C.		
( includes the above items Numbers: 1101 - 1106)			
1108. Title insurance to			
( Includes the above item numbers: : )			
1109. Lender's coverage	L Prem:	Endorsement:	
1110. Owner's coverage	\$35,000.00	O Prem:	
1111. Obtain Mortgage Discharge(s)	to		
1112.	to		
1113. Title Ins. Commission to Title Agent	\$0.00	to	
<b>1200. Government Recording and Transfer Charges</b>			
1201. Recording fees:	Deed ; Mortgage ; Releases	\$0.00	\$0.00
1202. City/County/Stamps:	Deed ; Mortgage		\$0.00
1203. State tax/stamps:	Deed \$159.60 ; Mortgage		\$159.60
1204. Record Municipal Lien Certificate	to		
1205.	to		
<b>1300. Additional Settlement Charges</b>			
1301. Survey to	N/A	to	
1302. Pest inspection		to	
1303. Shipping/Handling		to	
1304.		to	
1305.		to	
1306.		to	
1307.		to	
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502 Section K)</b>		\$0.00	\$159.60

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrowers: Gerald Devlin Trustee Elizabeth Devlin Trustee Wellesley Conservation Council, Inc

Sellers: Wellesley Conservation Council, Inc

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent: Mark C. Watson Date: June 8, 2007