

*Law Offices of
Gilbert W. Cox, Jr.
60 Dedham Avenue
Needham, Massachusetts 02192*

Gilbert W. Cox, Jr.

*Telephone
(617) 444-2844*

April 22, 1992

William D. Mone, Esquire
Doyle & Mone
40 Grove Street
Wellesley, Massachusetts 02181

RE: 80 rear Fuller Brook Road
Wellesley, Massachusetts

Dear Bill:

Enclosed herewith is the deed signed by Mrs. Walker relative to the above-mentioned property which I understand you will record.

Thank you for your assistance in this matter.

Sincerely yours,


Gilbert W. Cox, Jr.

GWC/kdw

Enclosure

P.S. Mrs. Walker does comment that the May 1st taxes have been paid.

DOYLE & MONE

ATTORNEYS AT LAW
COWESSET BROOK OFFICE PARK, SUITE 12
130 LIBERTY STREET
BROCKTON, MASSACHUSETTS 02401
FAX (508) 583-1984
(508) 588-5700

ALBERT C. DOYLE (1917-1982)

WILLIAM D. MONE

40 GROVE STREET
WELLESLEY, MASSACHUSETTS 02181
(617) 235-9511

April 29, 1992

James Pugh, President
Wellesley Conservation Council, Inc.
65 Colburn Road
Wellesley, MA 0201

Re: Deed from Mary E. Walker
80 rear Fuller Brook Road, Wellesley

Dear Jim:

Enclosed is a copy of the deed of 1.442 acres from Mary E. Walker to Wellesley Conservation Council, Inc. dated April 15, 1992, and recorded with Norfolk County Registry of Deeds on April 29, 1992, at 9:35 A. M. as Instrument No. 48525, copy of municipal lien certificate recorded with deed as Instrument No. 48524 and copy of letter from Attorney Gilbert W. Cox, Jr.

My out of pocket expenses were \$25.00 to obtain the municipal lien certificate from the Town and \$29.00 to record the deed and municipal lien certificate, which I am donating together with my time.

It was a pleasure to be of service.

Very truly yours,



William D. Mone

WDM/da

Encs. a/s

Certificate of Municipal Liens

Commonwealth of Massachusetts

Town of Wellesley

Office of the Collector of Taxes

Certificate #0219F

Doyle & Mone
 40 Grove Street
 Wellesley, Massachusetts 02181

February 19, 1992

It is hereby certified from available information that hereinafter listed are all taxes and assessments, water rates and charges, which on the above date constitute liens on the parcel of real estate specified in your application dated February 12, 1992.

The amounts now payable on account of such real estate so far as they are fixed and ascertained are itemized below. Any amount not ascertainable is so stated.

Description of Real Estate

| | | | | | | | |
|--|-------------|-----|-----|-----|-----|-------------------|----------|
| Area | 1.442 Acres | Map | 090 | Lot | 004 | Assessed Value \$ | 1,400.00 |
| Permanent Property Identification Code 080RFUL33 | | | | | | | |

Name of person assessed: Mary E. Walker
 Location of property: 80 R Fuller Brook Road, Wellesley, Massachusetts 02181

| Tax Period | 07/01/91 - 06/30/92 | 07/01/90 - 06/30/91 | 07/01/89 - 06/30/90 | Please read below |
|---------------------------|---------------------------|----------------------|----------------------|---|
| Total Tax | \$10.89/1,000.00 Tax Rate | \$ 13.40 Pd 04/22/91 | \$ 12.78 Pd 04/27/90 | Wellesley is on a quarterly billing system for real estate taxes. ***** IMPORTANT ***** New owner information may not appear on FY92 real estate tax bills. Please advise the new owner to contact the Wellesley Tax Collector's office before each due date to obtain a copy of the real estate tax bill. |
| Tax Bill # | 21077094 | | | |
| 1st quarter preliminary | \$ 3.35 Pd 07/19/91 | | | |
| 2nd quarter preliminary | \$ 3.35 Pd 07/19/91 | | | |
| 3rd quarter actual bill | \$ 4.27 Due 02/03/92 | | | |
| 4th quarter actual bill | \$ 4.27 Due 05/01/92 | | | |
| *Preliminary Tax Interest | | | | |
| Betterment Type: | | | | |
| Committed Int Liens Type: | | | | |
| Type: | | | | |

Apportioned betterment assessments not yet due: _____ .

Interest will be added

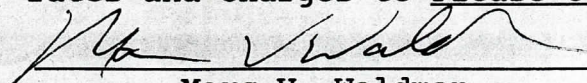
I have no knowledge of any other lien outstanding. Improvements have been voted, with regard to which there will probably be liens as follows:

Utility Account # Unavailable Utility accounts are subject to final readings.

| | |
|--------------|-----------|
| Electric | \$ |
| Water | \$ |
| Sewer | \$ |
| Total | \$ |

The DPW telephone number is 235-7600.

Unpaid utility rates and charges to Please call DPW for amount due.


 Collector of Taxes for Wellesley.
 Marc V. Waldman

I, MARY E. WALKER

of Kennett Square, Pennsylvania

~~County, Massachusetts~~

~~being unmarried~~, for consideration paid, and in full consideration of \$1.00 paid

grant to Wellesley Conservation Council, Inc., a non-profit *
corporation established under the laws of the Commonwealth of
~~of~~ Massachusetts, with a usual business address with quitclaim covenants
of P.O. Box 81129, Wellesley, MA 02181

~~the land in~~

[Description and encumbrances, if any]

a certain parcel of land situated in said WELLESLEY, bounded and described as follows:

- SOUTHWESTERLY by land now or formerly of Burton E. Eames, by two courses, one hundred thirty-eight and 30/100 (138.30) feet and one hundred twenty-two and 57/100 (122.57) feet, respectively;
- SOUTHEASTERLY by land now or formerly of Helen H. Adams, three hundred two and 60/100 (302.60) feet;
- EASTERLY by land now or formerly of William H. Partridge, Jr. et al Trustees, one hundred eighty-four (184) feet; and
- NORTHERLY by Commonwealth of Massachusetts Sudbury River Aqueduct, three hundred thirteen and 20/100 (313.20) feet.

Containing 1.442 acres and being a portion of the parcel marked "Area 4 46/100 Acres" on a plan entitled "Plan of Land in Wellesley, Mass. owned by Minnie G. Leavitt" made by Gleason Engineering Corporation dated June 14, 1937, filed as Plan No. 2148-338 in 1937.

Being a portion of the premises conveyed to Cedric J. Walker and Mary E. Walker by deed of Minnie G. Leavitt dated June 18, 1937 and recorded with Norfolk Deeds in Book 2148, Page 338. Cedric J. Walker died a resident of Wellesley, Massachusetts on May 8, 1946. See Norfolk Probate No. 111330.

This conveyance is subject to the condition that the premises herein conveyed never be conveyed to the Town of Wellesley.

Witness ..my..... hand and seal this 15th day of April, 1992.

Mary E. Walker
Mary E. Walker

emises: 80 rear Fuller Brook Road, Wellesley, Massachusetts

Address of Premises: 80 rear Fuller Brook Road, We

Containing 1.442 acres and being a portion of the premises
"Area 4 46/100 Acres" on a plan entitled "Plan of Land in Wellesley,
Mass. owned by Minnie G. Leavitt" made by Gleason Engineering
Corporation dated June 14, 1937, filed as Plan No. 2148-338 in
1937.

Being a portion of the premises conveyed to Cedric J. Walker and
Mary E. Walker by deed of Minnie G. Leavitt dated June 18, 1937 and
recorded with Norfolk Deeds in Book 2148, Page 338. Cedric J. Walker
died a resident of Wellesley, Massachusetts on May 8, 1946. See
Norfolk Probate No. 111330.

This conveyance is subject to the condition that the premises herein
conveyed never be conveyed to the Town of Wellesley.

Witness ..my.....hand and seal this 15th day of April, 19 92.

Mary E. Walker
Mary E. Walker

THE STATE OF PENNSYLVANIA
~~The Commonwealth of Massachusetts~~

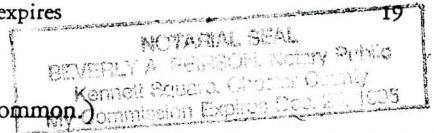
Chester ss. April 15, 19 92

Then personally appeared the above named MARY E. WALKER

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

Beverly A. Pearson
Notary Public — Justice of the Peace

My commission expires



(*Individual — Joint Tenants — Tenants in Common)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.