

Return to:
Murphy, Hesse, Toomey & Lehane, LLP
300 Crown Colony Drive, Suite 410
Quincy, MA 02169

The space above this line is reserved for recording information

QUITCLAIM DEED

THE TOWN OF NATICK, A MASSACHUSETTS MUNICIPAL CORPORATION, of c/o Select Board, Town of Natick, 13 East Central Street, Natick, MA 01760,

for consideration paid and in full consideration of less than One Hundred and 00/100 Dollars (\$100.00) Dollars,

GRANTS TO

TOWN OF NATICK, MASSACHUSETTS MUNICIPAL AFFORDABLE HOUSING TRUST, an affordable housing trust established pursuant to Chapter 44, Section 55C of the Massachusetts General Laws, of Town of Natick, 13 East Central Street, Natick, MA 01760,

with Quitclaim Covenants,

The land with the buildings, structures, and improvements thereon located in Natick, Middlesex County, Massachusetts, bounded and described as follows:

Southerly by Bacon Street, one-hundred forty-two (142) feet;

Westerly by Lot 2 one-hundred (100) feet;

Northerly by Lot 2 one-hundred and one 86/100 (101.86) feet;

Easterly by land now or formerly owned by Ralph E. and Simone Boucher, one-hundred and seven and 76/100 (107.76) feet.

Said premises shown as **Lot 1** on a plan entitled "Plan of Land in Natick, Massachusetts" prepared by MetroWest Engineering, Inc., dated June 23, 2003, recorded with the Land Court Registration Office, Plan Number 18326B and to which plan reference is hereby made for a more particular description of said Lot, which contains 0.28 acres of land, 12,193 square feet more or less, according to said Plan. All boundaries of said Lot are determined by the Court to be located as shown on said Plan.

Said parcel is conveyed pursuant to the authority granted by Natick Town Meeting in its 2019 Fall Annual Town Meeting, under Article 24, on November 12, 2019, a certificate of such vote is attached here to and incorporated herein as **Exhibit A.**

subject to the terms, conditions, and restrictions set forth in the Local Initiative Program Affordable Housing Deed Rider attached hereto and incorporated herein as **Exhibit B.**

No deed excise tax stamps are required, pursuant to Chapter 64D, Section 1 of the Massachusetts General Laws.

For title reference, see Certificate of Title No. **259113, Book 1470, Page 1.**

EXECUTED as a sealed instrument this _____ day of May 2022.

**TOWN OF NATICK, MASSACHUSETTS
MUNICIPAL CORPORATION
By its Select Board:**

Paul R. Joseph, Chair

Michael J. Hickey, Jr., Vice-Chair

Bruce T. Evans, Clerk

Kathryn M. Coughlin, Member

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this ____ day of May 2022, before me, the undersigned notary public, personally appeared Paul R. Joseph, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as a Member of the Select Board of the Town of Natick, Massachusetts.

_____, Notary Public

My commission expires: _____

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this ____ day of May 2022, before me, the undersigned notary public, personally appeared Michael J. Hickey, Jr., proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as a Member of the Select Board of the Town of Natick, Massachusetts.

_____, Notary Public

My commission expires: _____

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this ____ day of May, 2022, before me, the undersigned notary public, personally appeared Bruce T. Evans, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as a Member of the Select Board of the Town of Natick, Massachusetts.

_____, Notary Public

My commission expires: _____

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this ____ day of May 2022, before me, the undersigned notary public, personally appeared Kathryn M. Coughlin, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as a Member of the Select Board of the Town of Natick, Massachusetts.

_____, Notary Public

My commission expires: _____