



## COUNTY OF NORFOLK

### Registry of Deeds

Norfolk Registry District of the Land Court

DEDHAM, MASSACHUSETTS

**WILLIAM P. O'DONNELL**  
REGISTER OF DEEDS  
ASSISTANT RECORDER OF THE  
LAND COURT

Dear Owner:

I am enclosing a certified copy of the deed to your property recently registered with the Norfolk County Registry District of the Land Court. Please keep this copy as part of your records for personal reference. The original document has been microfilmed for safe keeping (Chapter 185 of the General Laws) and will be kept in the Land Court section of the Norfolk Registry of Deeds as required by law. For your protection the microfilm is kept in a controlled environment at a highly secure storage facility in a location apart from the Registry. For further security and convenience your original deed has been digitally scanned and is contained in our computer system for instant retrieval. You can rest assured that the evidence of ownership contained in your deed will always remain safe and secure.

It is a pleasure to serve you as Register of Deeds for Norfolk County.

Respectfully,

William P. O'Donnell  
Register of Deeds



A true copy of Document No. 1022395

filed in Norfolk Registry District

of the Land Court on

April

26, 2004

Certify

William P O'Donnell

Asst. Recorder

Doc:1,022,395 04-26-2004 2:46

Ctf#:167368

Norfolk County Land Court

DEED

Dover, MA off Claybrook Rd. and off Troutbrook Rd.

GRANTOR: President and Fellows of Harvard College, a charitable and educational corporation existing under the laws and the Constitution of The Commonwealth of Massachusetts with an address c/o Harvard Management Company, Inc., 600 Atlantic Avenue, Boston, Massachusetts 0210-2203, Attention: Gary Snerson ("Harvard"), in its own capacity and as Trustee of The William C. Greene Charitable Remainder Unitrust under Indenture dated October 5, 1977 (the "Trust").

GRANTEE: Robert W. Recchia

GRANTEE'S

ADDRESS: 14 Cheryl Drive, Grafton, Massachusetts 01519

CONSIDERATION: \$12,000

PREMISES: The Premises are shown as lots numbered 1, 2 and 4, Land Court Plan 30520<sup>A</sup>, and lot numbered 45 on Land Court Plan 30520<sup>F</sup> as further described in Exhibit A annexed hereto and incorporated herein by reference. The Premises are vacant lots and have no improvements thereon.

TITLE

REFERENCE: For source of Title, see Certificates of Title 105448 (lots 1, 4 and 45) and 105450 (lot 2) registered with Norfolk County Registry District of the Land Court in Book 528, page 48, and Book 528, page 50. Lots numbered 1, 4 and 45 are owned by Harvard as trustee of the Trust; lot numbered 2 is owned by Harvard in its own capacity.

For the Consideration, Grantor grants to Grantee the Premises, subject to easements, rights of way, restrictions, and other matters of record, if any, insofar as the same are now in force and applicable, and subject to real estate taxes whenever assessed, whether past due, now due and payable, or not yet due and payable, all of which real estate taxes Grantee assumes and agrees to pay.

Harvard certifies that the Trust has not been amended and continues in full force and effect; that Harvard is the sole trustee of the Trust; that the persons executing this deed are duly



authorized; and that the Premises hereby conveyed do not constitute all or substantially all of Harvard's assets located in The Commonwealth of Massachusetts.

Executed as a sealed document this 8th day of April, 2004.

PRESIDENT AND FELLOWS  
OF HARVARD COLLEGE

By: Jack R. Meyer  
Jack R. Meyer, Deputy Treasurer

By: Gary F. Snerson  
Gary F. Snerson, Director of Special Investments

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 8<sup>th</sup> day of April, 2004, before me, the undersigned notary public, personally appeared Jack R. Meyer, who, based on personal knowledge of his identity, is well known to the undersigned to be the person whose name is signed on the preceding document, and acknowledged to me that he signed the foregoing deed as his free act and deed as Deputy Treasurer and as the free act and deed of President and Fellows of Harvard College for its stated purpose.

Stephen Carr Anderson  
Stephen Carr Anderson Notary Public  
My commission expires: June 3, 2005

**CANCELLED**  
DEEDS  
NORFOLK  
APR 26 2004

04/26/04 2:42PM 01  
000000 #1186

FEE \$54.72

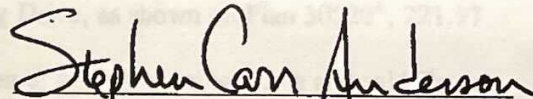
CASH \$54.72



THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 8<sup>th</sup> day of April, 2004, before me, the undersigned notary public, personally appeared Gary F. Snerson, who, based on personal knowledge of his identity, is well known to the undersigned to be the person whose name is signed on the preceding document, and acknowledged to me that he signed the foregoing deed as his free act and deed as Director of Special Investments and as the free act and deed of President and Fellows of Harvard College for its stated purpose.



Stephen Carr Anderson Notary Public  
My commission expires: June 3, 2005

EXHIBIT A

Plan 30520<sup>A</sup>: References herein to "Plan 30520<sup>A</sup>" are to the plan numbered 30520<sup>A</sup>, filed in Norfolk Registry District with Certificate No. 74666, the same being compiled from a plan drawn by Cheney Engineering Co., dated January 10, 1961, November 2, 1962, May 15, 1963, and June 26, 1963, and additional data on file in the Land Registration Office, all as modified and approved by the Land Court.

Plan 30520<sup>F</sup>: References herein to "Plan 30520<sup>F</sup>" are to Land Court Plan 30520<sup>F</sup>, a copy of a portion of which is filed with Norfolk Registry District of the Land Court with Certificate No. 86486, in Book 433, page 86.

Premises: Four parcels of land situate in Dover, in the County of Norfolk, Massachusetts, being shown as lots 1, 2, and 4 on Plan 30520<sup>A</sup>, and lot 45 on Plan 30520<sup>F</sup> such parcels being bounded and described according to the respective plans as follows:

LOT 1:

NORTHEASTERLY:  
EASTERLY:

SOUTHEASTERLY:  
SOUTHERLY:

By Claybrook Road, 145.56 feet;  
By the junction of said Claybrook Road and Trout Brook Road, shown on Plan 30520<sup>A</sup>, 53.32 feet;  
By said Trout Brook Road, 188.53 feet;  
By lot numbered 2, shown on Plan 30520<sup>A</sup>, 201.38 feet; and



NORTHWESTERLY: By land now or formerly of Edward M. Sykes, Jr., et al, 263.35 feet.

LOT 2:

SOUTHEASTERLY: By Trout Brook Road, shown on Plan 30520<sup>A</sup>, 210 feet;  
SOUTHERLY: By lot numbered 3, shown on Plan 30520<sup>A</sup>, 242.30 feet;  
NORTHWESTERLY: By land now or formerly of Edward M. Sykes, Jr., et al, 213.95 feet; and  
NORTHERLY: By lot numbered 1, shown on Plan 30520<sup>A</sup>, 201.38 feet.

LOT 4:

SOUTHWESTERLY: By Chickering Drive, as shown on Plan 30520<sup>A</sup>, 221.97 feet;  
WESTERLY: By the junction of said Chickering Drive and said Trout Brook Road, 53.64 feet;  
NORTHWESTERLY: By said Trout Brook Road, 130.86 feet; and  
NORTHERLY: 154 feet;  
EASTERLY: 292 feet; and  
SOUTHEASTERLY: 111.93 feet, by land now or formerly of Miriam B. Chickering.

LOT 45:

SOUTHEASTERLY: By Edgewater Drive, 285 feet;  
SOUTHERLY, and  
SOUTHEASTERLY: By lot numbered 39, as shown on Plan 30520<sup>F</sup> by two lines, 100 feet and 148 feet;  
NORTHWESTERLY: By Trout Brook Road; and  
NORTHEASTERLY: By lot numbered 46, as shown on 30520<sup>F</sup>, about 228 feet.

So much of Lot 4 as is included within the limits of said Trout Brook Road and Chickering Drive adjacent to the Algonquin Gas Transmission Company Easement approximately shown on said plan filed with Certificate No. 74666, is subject to the easements set forth in two grants from William L. Maker et ux: one to Miriam B. Chickering dated June 22, 1962, duly recorded in Book 4029, page 64, and the other to James C. Bertschy, dated June 22, 1962, duly recorded in Book 4029, page 65.

So much of Lots 1, 2, and 4 as are included within the limits of said Chickering Drive, are subject to the rights of all persons lawfully entitled thereto in and over the same.

Lot 4 is subject to the easements as set forth in a grant from Israel A. Lupien to Algonquin Gas Transmission Company, dated November 1, 1952, duly recorded in Book 3132, page 470, and

in a grant from Miriam G. Chickering to the Algonquin Gas Transmission Company, dated August 29, 1951, duly recorded in Book 3236, page 26.

Lot 45 is subject to the location of a natural water course running along the same approximately shown on said plan filed with Certificate No. 74666 and on Plan 30520<sup>F</sup> as Trout Brook.