

Recorded in the City of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 180 of 2025
Filed 3-28-25
at 10:00 AM

Alison
Register

FOR REGISTRY USE ONLY

LEGEND

STONE WALL
BORDERING VEGETATED WETLANDS
BEARING DIRECTION
SB □ STONE BOUND
DH ⊙ DRILLHOLE
IR ⊙ IRON REBAR

ASSESSORS:

A PORTION OF MAP 7, LOT 49

RECORD OWNER:

FENIX PARTNERS GREENWOOD STREET DEVELOPMENT, LLC
DEED BOOK 83030, PAGE 476

PLAN REFERENCES:

PLAN NO. 378 OF 1931
PLAN NO. 1474 OF 1964
PLAN NO. 1131 OF 2005
PLAN NO. 1158 OF 2005
PLAN NO. 911 OF 2009
PLAN NO. 284 OF 2010
PLAN NO. 458 OF 2024
LAND COURT PLAN 15756A
LAND COURT PLAN 15756B
LAND COURT PLAN 33624A
1933 COUNTY LAYOUT OF WASHINGTON STREET

FEMA:

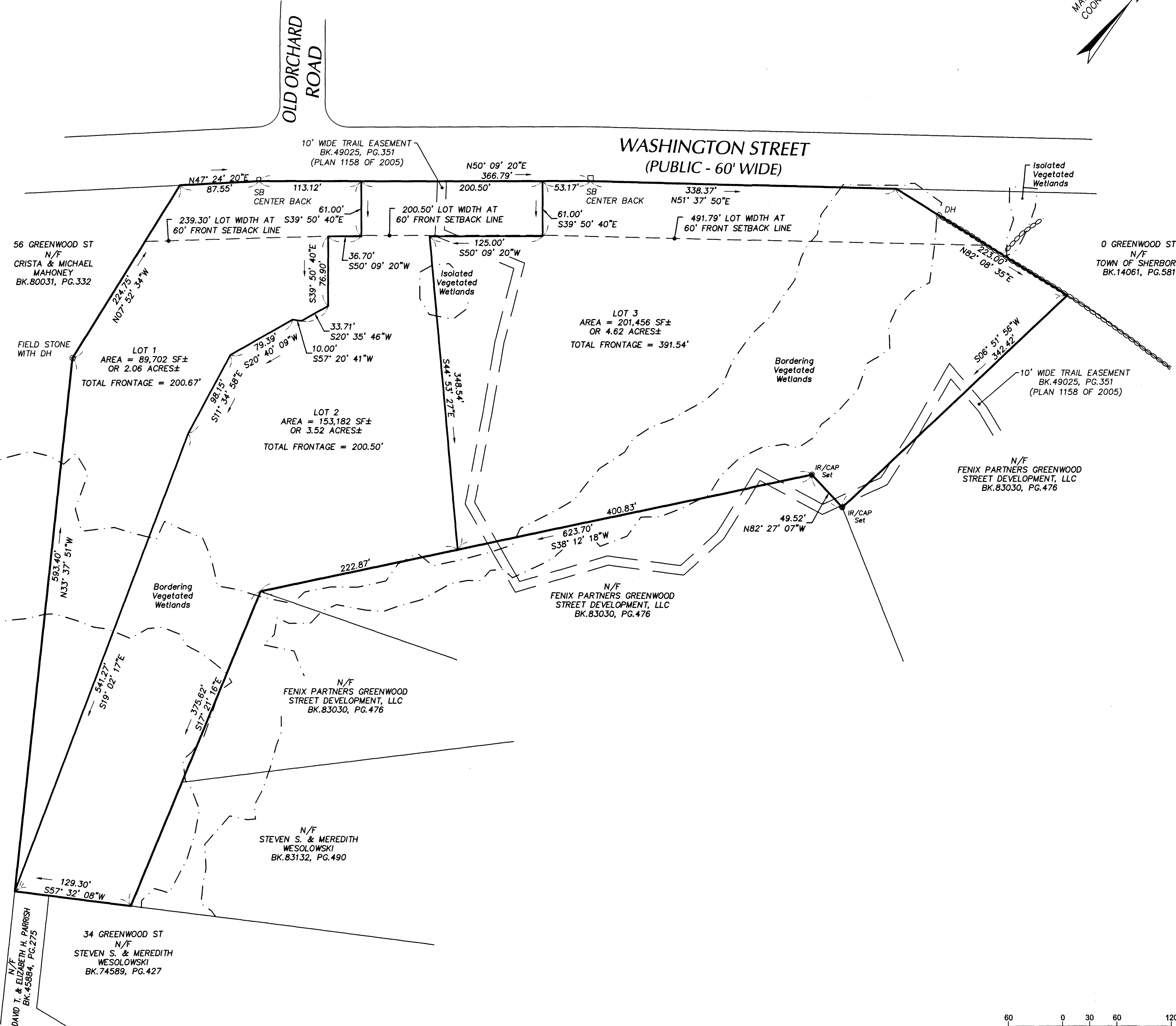
FLOOD ZONE: X (NOT A SPECIAL FLOOD HAZARD AREA)
MAP: 250017C632E
DATE: JUNE 4, 2010

ZONING:

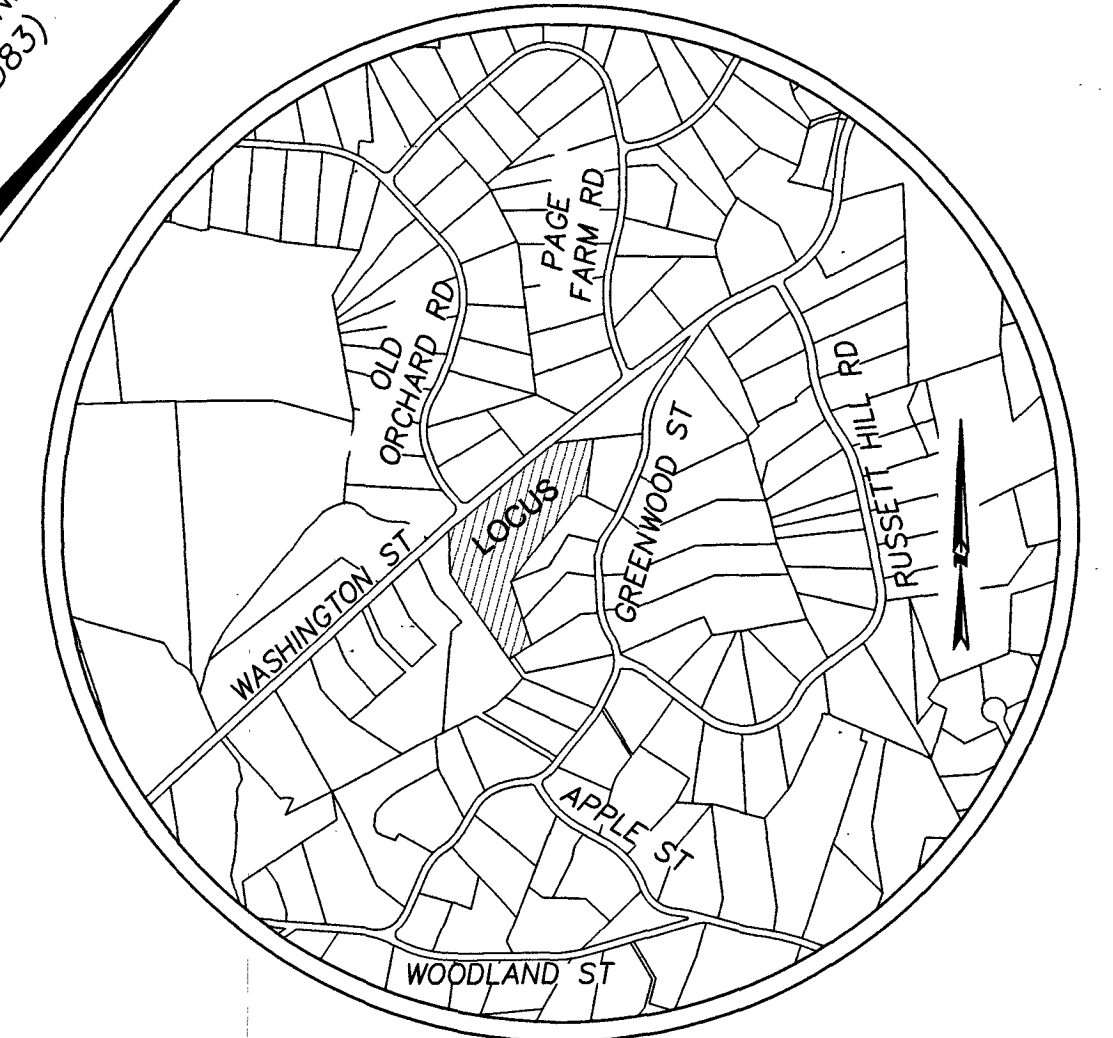
RESIDENCE B (RB) ZONING DISTRICT

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1 THROUGH 3 SHOWN HERE FROM THE EXISTING LOT 5 SHOWN ON PLAN NO. 458 OF 2024.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED FROM MARCH 11, 2022 THROUGH OCTOBER 16, 2024.
- ABUTTERS' NAMES REFER TO CURRENT TOWN OF SHERBORN ASSESSOR'S RECORDS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
- WETLAND FLAGS WERE FIELD DELINEATED BY CREATIVE LAND & WATER ENGINEERING, LLC IN MARCH OF 2022.



MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)



LOCUS MAP
not to scale

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED.

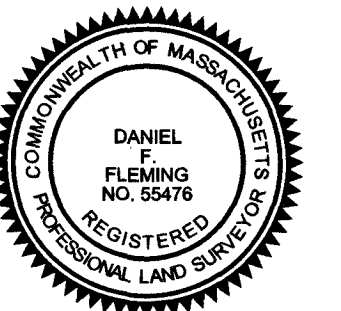
Adrian Spina, Chair
on behalf of the Board
as voted at meeting 3/18

DATE March 18, 2025
SHERBORN PLANNING BOARD

NOTE:

THE ABOVE ENDORSEMENT DOES NOT IMPLY THAT THE LOTS
AS SUBDIVIDED AND SHOWN ON THE PLAN COMPLY WITH
CURRENT TOWN BY-LAWS OR APPLICABLE STATE STATUTES.

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



D.F.
DANIEL F. FLEMING ~ P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

ANR
PLAN of LAND
in
SHERBORN
MASSACHUSETTS
MIDDLESEX COUNTY

DATE: March 4, 2025



1 inch = 60 ft.



Samiotes Consultants Inc.
Civil Engineers • Land Surveyors
20 A Street
Framingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samiotes.com
SCI#: 52005

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 80058
Document Type	: DEED
Recorded Date	: July 22, 2024
Recorded Time	: 01:43:31 PM
Recorded Book and Page	: 83030 / 476
Number of Pages(including cover sheet)	: 4
Receipt Number	: 3014303
Recording Fee (including excise)	: \$5,627.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 07/22/2024 01:43 PM
Ctrl# 392068 07556 Doc# 00080058
Fee: \$5,472.00 Cons: \$1,200,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

Property Address: 121-129 Washington Street, Sherborn, MA 01770

QUITCLAIM DEED

JANE N. ASHBROOK, f/k/a JANE A. HAMROCK and MARY D. BUNTIN, as TRUSTEES of the ASHBROOK BUNTIN REALTY TRUST F/K/A AB REALTY TRUST, U/D/T dated May 16, 1995, and recorded with Middlesex South Registry of Deeds in Book 25396, Page 408 ("Grantor")

for consideration paid and in full consideration of **ONE MILLION TWO HUNDRED THOUSAND DOLLARS AND NO/100 (\$1,200,000.00) DOLLARS** hereby grant(s) to

FENIX PARTNERS GREENWOOD STREET DEVELOPMENT, LLC, a Massachusetts Limited Liability Company with an address of 177 Lake Street, Sherborn, MA 01770 ("Grantee")

with QUITCLAIM COVENANTS,

the following described property in Sherborn, Middlesex County, Massachusetts:

Said premises are shown as Lot 2 as shown on plan of land Sherborn, Massachusetts dated October 22, 2003 prepared by GLM Engineering Consultants, Inc. recorded in Middlesex South Registry of Deeds as Plan No. 1131 of 2005. Containing 18.53 +/- acres of land more or less, according to said Plan.

Meaning and intending to convey the same premises as conveyed to the AB Realty Trust by deeds recorded at the Middlesex South County Registry of Deeds in Book 25396, Page 417; Book 25396, Page 421; Book 25396, Page 424; Book 25396, Page 426; and Book 25396, Page 428.

The Grantor waives Homestead rights in the premises and certifies under the pains and penalties of perjury that there are no other persons entitled to any homestead rights in the premises.

Witness my hand and SEAL this 19 day of July, 2024

ASHBROOK BUNTIN REALTY TRUST F/K/A
AB Realty Trust

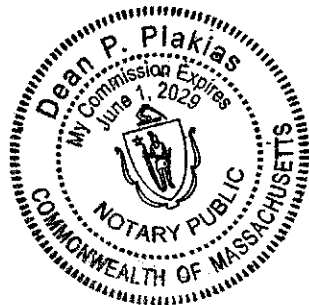
BY: Jane N. Ashbrook
Jane N. Ashbrook f/k/a Jane A. Hamrock
Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 19th day of July, 2024, before me, the undersigned notary public, personally appeared **Jane N. Ashbrook** f/k/a Jane A. Hamrock, as **Trustee** of the aforesaid, proved to me through satisfactory evidence of identification, which was/were [☒ driver's license(s) or [☐]
_____ to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that they/he/she signed it voluntarily on behalf of the
*AB Realty Trust for its stated purpose, in such capacity.

Ashbrook Buntin Realty Trust f/k/a



Dean P. Plakias
Notary Public
My Commission expires:

Witness my hand and seal this 19 day of July, 2024.

ASHBROOK BUNTIN REALTY TRUST F/K/A
AB Realty Trust

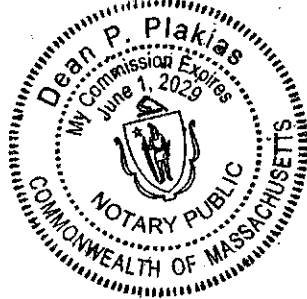
BY: [Signature]
Mary D. Buntin
Trustee

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss

On this 19 day of July, 2024, before me, the undersigned notary public, personally appeared **Mary D. Buntin**, as **Trustee** of the aforesaid, proved to me through satisfactory evidence of identification, which was/were [☒] driver's license(s) or [] _____ to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that they/he/she signed it voluntarily on behalf of the *AB Realty Trust for its stated purpose, in such capacity.

*Ashbrook Buntin Realty Trust f/k/a



[Signature]
Notary Public
My Commission expires:

After Recording Mail To:
Ligris & Associates, P.C.
1188 Centre Street
Newton, MA 02459