



# Middlesex South Registry of Deeds

## Electronically Recorded Document

This is the first page of the document - Do not remove

---

### 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](http://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

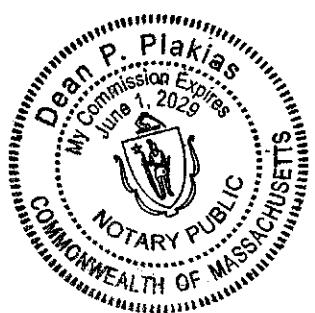
BY: Jane N. Ashbrook  
Jane N. Ashbrook f/k/a Jane A. Hamrock  
Trustee

**COMMONWEALTH OF MASSACHUSETTS**

Norfolk, ss

On this 19 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



Jane N. Ashbrook  
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: MDB  
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



LSB  
Notary Public  
My Commission expires:

After Recording Mail To:

Ligris & Associates, P.C.  
1188 Centre Street  
Newton, MA 02459