

DEED

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I, Henry B. Martens, Trustee of I.D. Realty Trust u/d/t dated September 1, 1983, recorded with Essex South District Registry of Deeds at Book 7623, Page 437, as amended, of Georgetown, Massachusetts, for consideration paid of Seven hundred thousand and No/100 (\$700,000.00) Dollars grant(s) to Scott Little, Trustee of Little Realty Trust, u/d/t Dated January 31, 2000 and recorded herewith, with QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated off the Northerly end of Locust Street in said Ipswich, and at the Northerly terminus of a Right of Way from said Locust Street and shown as Lot A upon a Plan entitled "Plan of Land in Ipswich, Property of B.O.B. Trust, Scale 1" = 100', 23 January 1973, Essex Survey Service, Inc., Salem, Mass., Engr's" and recorded in Essex South District Registry of Deeds Plan Book 131, Plan 96, and bounded:

- WESTERLY by the Massachusetts Bay Transportation Authority, 785 feet;
- NORTHERLY by land now of Timothy S. Perkins & Rosalie F.C. Perkins, 94.94 feet;
- NORTHEASTERLY by said Perkins land, 252.13 feet and 176.39 feet;
- SOUTHEASTERLY by land now of Terrance F. Perkins, et ux, 169.31 feet;
- NORTHEASTERLY by said Perkins land, 471 feet and
- SOUTHERLY by Lot B as shown on said Plan, being land now or formerly of B.O.B. Trust.

Together with a Right of Way from Locust Street to the above-described Lot A, said Right of Way being fifty feet in width and along the Easterly boundary of the M.B.T.A. Land. Said Way may be used for all purposes for which a right of way is commonly used in the Town of Ipswich, or may be used in the manner and to the extent permitted on accepted roads of said Town, whichever affords the broader use. Said use shall include, but not be limited to, travel by all manner of vehicles and the construction, maintenance, repair, improvement, and relocation and replacement of utilities and the means of transportation and conducting same from Locust Street to said Lot A.

Also, together with and subject to the obligation between the owners of Parcel A and the owners of Parcel B that "costs of

3/92  
B.x  
82

plowing, maintenance, and repair of the traveled part of the way and the cost of maintenance of ditches from draining and of brush and weed control within the balance of the way shall be apportioned between the owners of Parcel A and any subdivisions thereof and the owners of Parcel B and any subdivisions thereof in the ratio of three to five commencing with the beginning of any construction on any portion of Parcel B or with any commercial use of any portion of Parcel B whichever occurs first."

For title reference see deed from Henricus J. Martens and Jan Vandebult to the grantor dated September 2, 1983, recorded with Essex South District Registry of Deeds at Book 7623, Page 446.

Witness my hand and seal this 25 day of January, 2000.

I.D. Realty Trust

*Henry B. Martens*  
Henry B. Martens, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, SS.

January 25, 2000

Then personally appeared the above-named Henry B. Martens, Trustee as aforesaid and acknowledged the foregoing instrument to be his free act and deed, before me

*[Signature]*  
Notary Public:  
My Commission Expires: 11/03/03

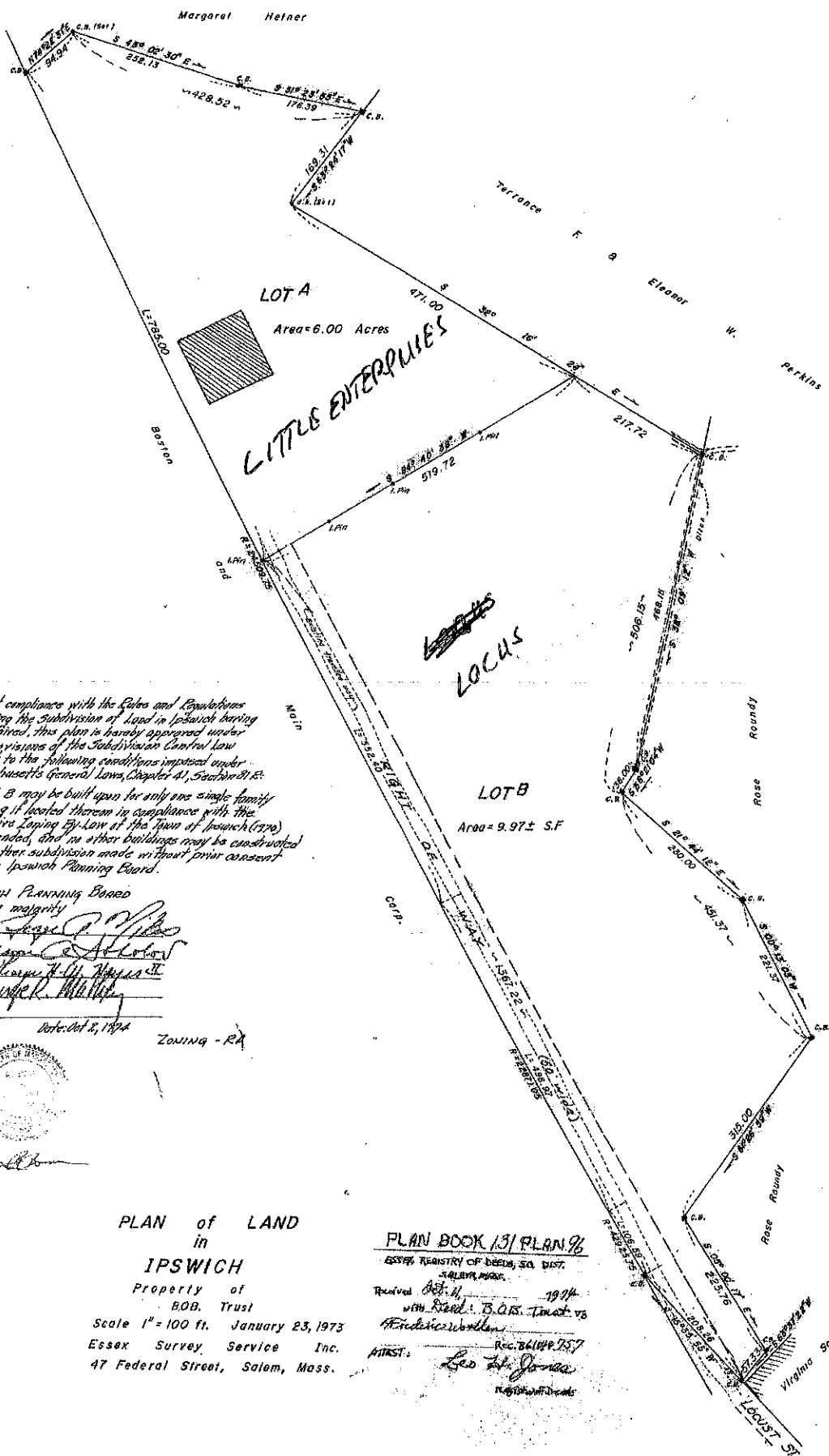
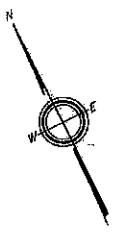
**CANCELLED**  
DEEDS REG-100  
ESSEX SOUTH

01/31/00 3:40PM 01  
000000 #3799

FEE \$3192.00

CASH \$3192.00

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131



Strict compliance with the Rules and Regulations concerning the Subdivision of Land in Ipswich having been obtained, this plan is hereby approved under the provisions of the Subdivision Control Law subject to the following conditions imposed under Massachusetts General Laws, Chapter 41A, Section 27F:

Lot B may be built upon for only one single family dwelling if located thereon in compliance with the Protective Zoning By-Law of the Town of Ipswich (1970) as amended, and no other buildings may be constructed nor further subdivision made without prior consent of the Ipswich Planning Board.

Ipswich Planning Board  
by a majority  
*[Signatures]*

Date: Oct 2, 1974 Zoning - RA



PLAN of LAND  
in  
**IPSWICH**  
Property of  
BOB. Trust  
Scale 1" = 100 ft. January 23, 1973  
Essex Survey Service Inc.  
47 Federal Street, Salem, Mass.

PLAN BOOK 131 PLAN 96  
ESSEX REGISTRY OF DEEDS, SO. DIST.  
SALEM, MASS.  
Received Oct 11, 1974  
with Deed B.O.S. Trust vs  
Frederick Weston  
REC. 261899 257  
ATTEST: Leo H. Jones  
Registry of Deeds

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NE

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SO. ESSEX #514 Bk:34891 Pg:237  
06/02/2016 02:23 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 06/02/2016 02:23 PM  
ID: 1121630 Doc# 20160502006140  
Fee: \$456.00  
Cons: \$100,000.00

Property Address: 17 Locust Road, Ipswich, MA 01938

**QUITCLAIM DEED**

**RAYMOND C. GREEN, TRUSTEE OF RCG NORTH SHORE TRUST**, w/d/t dated April 1, 2013, recorded with Essex South Registry of Deeds in Book 32350, Page 256, for consideration paid, and in full consideration of One Hundred Thousand (\$100,000.00) Dollars, grants to **30 TOWN FARM ROAD LLC**, a Massachusetts limited liability company with an address of 115 Newbury Street, Suite 304, Boston, Massachusetts 02116,

with **QUITCLAIM COVENANTS**,

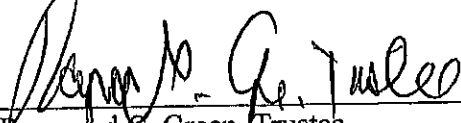
A certain parcel of land situated off the Northerly end of Locust Street in Ipswich, Massachusetts, and shown as Lot B upon a Plan entitled "Plan of Land in Ipswich" Property of B.O.B. Trust, Scale 1" = 100', dated January 23, 1973, prepared by Essex Survey Service, Inc., Salem, Massachusetts and recorded as Plan Number 96 of 1974 in Plan Book 131, to which reference can be made for a more particular description.

Being a portion of the premises conveyed to the Grantor by Quitclaim Deed recorded with Essex South Registry of Deeds, Book 32350, Page 262.

[Signature page follows]

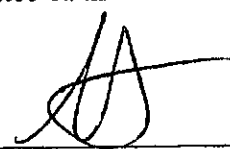
Executed as a sealed instrument this 27 day of April, 2016.

**RCG NORTH SHORE TRUST**

  
By: Raymond C. Green, Trustee

COMMONWEALTH OF MASSACHUSETTS  
SUFFOLK COUNTY, ss.

On the 27 day of April, 2016, before me personally appeared the above-named Raymond C. Green as Trustee of the RCG NORTH SHORE TRUST, proved to me through satisfactory evidence of identification, which was  \_\_\_\_\_ N/A or  known by me to be the person executing the foregoing instrument, and he acknowledged said instrument by him so executed to be his free act and deed as the Trustee of the RCG North Shore Trust.

  
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