

BOTH WAYS

(THIS SPACE RESERVED FOR REGISTRY OF DEEDS)

QUITCLAIM DEED

✓
LIBERTY LEDGE, LLC, a Massachusetts limited liability company (the "Grantee"), having a mailing address of One Liberty Ledge, Sudbury, Middlesex County, Massachusetts 01776

for consideration paid, and in full consideration of ELEVEN MILLION TWO HUNDRED SIXTY NINE THOUSAND SEVEN HUNDRED and NO/100 (\$11,269,700.00),

Grants to **THE TOWN OF SUDBURY** (the "Grantee"), acting through its Board of Selectmen, having a mailing address of 278 Old Sudbury Road, Sudbury, MA 01776,

with **QUITCLAIM COVENANTS**

Those certain parcels of land in Sudbury, Middlesex County, Massachusetts, located off Haynes Road, Liberty Ledge, Greystone Lane and Julian's Way, without limitation, but inclusive of 213 Haynes Road, as well as numbers 1, 2, 3, 4 and 6 Liberty Ledge, more particularly described in Exhibit A hereto.

This being a transfer to a town of the Commonwealth, there are no Massachusetts deed excise taxes payable under Massachusetts General Laws Chapter 64D.

The Grantee's Acceptance of Deed and certified Town Meeting vote and Special Town Meeting Election results of the Town Clerk are attached hereto and made a part thereof.

Reserving to the Grantor, its successors and assigns, for the benefit of Lots 208, 225, 226 and 211 on a plan entitled, "Plan of Land in Sudbury, Mass. Prepared for Mark Taylor Revocable Trust", dated August, 2018, and filed with the Middlesex South Registry District of the Land Court as Plan No. 2170-Z, (the "2170-Z Plan"), and as set forth in a Grant of Rights from the Grantor to Mark Taylor and M. Janette Goddard-Taylor, Trustees of the Mark Taylor Revocable Trust, u/d/t dated August 27, 1993, as amended, which Grant of Rights is recorded with the Middlesex South District Registry of Deeds in Book 73541, Page 404 and filed with said Registry District as Document No. 1827099 with Certificate of Title No. 264468, the non-exclusive, perpetual right to pass and repass, by vehicle and by foot, over, under and upon that portion of Greystone Lane abutting and adjacent to Lot 208 and Lot 225, and that certain strip of land in Sudbury, Middlesex County, Massachusetts, being shown as "Proposed Driveway", (the

Property Address: Off Haynes Road, Liberty Ledge, Greystone Lane and Julian's Way, including 213 Haynes Road and 1, 2, 3, 4 and 6 Liberty Ledge, Sudbury, MA 01776

264468

"Driveway Area"), on a plan entitled, "Driveway Plan Designed for Liberty Ledge, LLC, Sudbury, MA", dated September, 2019, prepared by David E. Ross Associates, Inc., (the "Driveway Plan"), which said plan is attached hereto and made a part hereof, for ingress and egress to said Lots 208, 225, 226 and 211 on the 2170-Z Plan, for all purposes which streets and ways are commonly used in the Town of Sudbury, including but not limited to:

(a) the right to construct, maintain and reconstruct, a driveway, including paving and repaving, and any grading that may be required, over the Driveway Area and Greystone Lane, as shown on the attached Driveway Plan, sufficient to serve as legal frontage for Lot 208 and Lot 225 and legal frontage for and actual access to Lot 226 (which said Lot 226 is to be combined with Lot 211 to form one single lot) in accordance with the provisions of that certain Decision of the Town of Sudbury Planning Board entitled, "Definitive Subdivision Decision Minor Amendment Bittersweet", dated September 11, 2019, recorded with the Middlesex South District Registry of Deeds in Book , Page and filed with the Middlesex South Registry District of the Land Court as Document No. 827100, (the "Modification") and any waivers, obligations or conditions contained therein and the Town of Sudbury Subdivision Rules and Regulations, and also including without limitation, the right to enter upon, remove, deposit, slope, bank, grade and maintain material, filling or support within the layout of Greystone Lane and Liberty Ledge which may be necessary for the construction and maintenance of the driveway to be constructed as aforesaid; and

(b) the right to install, construct, maintain, repair and operate underground utilities of all types and kinds within the layout of Greystone Lane and Liberty Ledge as shown on the plan filed with the Middlesex South Registry District of the Land Court as Plan No. 2170-W, including, but not limited to drainage and drainage facilities of all types and kinds, water, electric, gas and cable, including the right to connect to any and all existing drainage, drainage facilities and other utilities that service Liberty Ledge Estates and the Bittersweet subdivision and the right to convey such easements to the applicable utility provider, all in accordance, if applicable, with the provisions of the Modification granted by the Town of Sudbury Planning Board and any waivers, obligations or conditions contained therein and the Town of Sudbury Subdivision Rules and Regulations.

As consideration for the aforesaid reservation of rights, Grantor covenants and agrees that no more than one (1) single family home, together with usual accessory buildings, shall be constructed on each of Lots 208, 225 and 226 (to be combined with Lot 211), being a maximum of three (3) single family homes, and the Driveway Area shall not serve as access to any other land of the Grantor, their successors or assigns, or any other party other than the Grantee or its successors and assigns.

Restriction of Lighting and Towers: The premises is being conveyed to the Grantee subject to the following restriction: no night lighting (i.e. field lighting) fixtures taller than twenty (20) feet in height nor any cellular towers or any like-kind towers shall be constructed, installed or placed upon the Premises at any time. This restriction is intended to comply with the provisions of Massachusetts General Laws, Chapter 184, Section 26 et seq. and is intended to run with the land. The premises conveyed hereby borders Lot numbers 208, 209, 210 and 211, as shown on plan filed with the Middlesex South Registry District of the Land Court on October 30, 1998, as Plan 2170W

and being entitled, "Bittersweet". Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=100', dated May, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P.O. Box 368-111 Fitchburg Rd-Ayer, Mass. 01432", a copy of which is filed in Middlesex South District Registry of the Land Court with Certificate of Title Number 105852, Book 659, Page 102 (the "Adjacent Property" and the owners of said property, the "Adjacent Owners"). Grantee acknowledges and agrees that this restriction will be of actual and substantial benefit to Adjacent Owners, and that this restriction will be equitable and in the public interest. The rights hereby granted shall include the right to enforce this restriction by appropriate legal proceedings and to obtain injunctive and other equitable relief against any violations, including, without limitation, relief requiring restoration of the premises to their condition prior to the time of the injury complained of (it being agreed that the Adjacent Owner will have no adequate remedy at law). The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Adjacent Owner for the enforcement of this restriction.

Grantor represents that Grantor is not classified as a corporation for federal income tax purposes.

For Grantors' title, see deeds recorded with the Middlesex South District Registry of Deeds (the "Registry") in Book 9898, Page 38, Book 12895, Page 593, and Book 26289, Page 206, plus a portion of the land in the Deed in Book 10676, Page 280, and see deeds registered with the Middlesex South Registry District of the Land Court at Book 659, Page 102, as set forth in Certificate of Title Number 105852, as Document No. 791689, as set forth in Certificate of Title Number 184626, and as Document No. 954559, as set forth in Certificate of Title Number 200043.

[Signature Page Follows]

Executed as a sealed instrument on this 23rd day of OCTOBER, 2019.

Liberty Ledge, LLC

By: Mark Taylor
Mark Taylor,
Authorized Real Property Signatory

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 23rd day of October, 2019, before me, the undersigned notary public, personally appeared, Mark Taylor, proved to me through satisfactory evidence of identification, which was,
☒ Driver's license issued the Commonwealth of Massachusetts
☐ Notary public's personal knowledge of individual
☐ Other: _____

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the Authorized Real Property Signatory of Liberty Ledge LLC.

Rebecca L Tynning
Notary Public

Print Name:

My Commission Expires

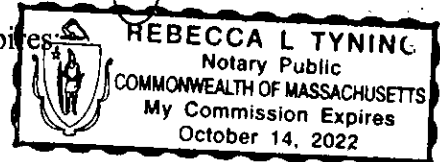


Exhibit A

LEGAL DESCRIPTION

Those certain parcels of land in the Town of Sudbury, County of Middlesex and Commonwealth of Massachusetts, together with the improvements thereon, bounded and described as follows:

RECORDED LANDGilman Parcel

Beginning at the Southeasterly corner of the premises on the road leading from the Old Pratt Tavern, so-called, to the centre of Sudbury and land now or formerly of Leander Haynes, thence running WESTERLY and SOUTHERLY by land of said Haynes to land now or formerly of J.P. Bent, thence WESTERLY, NORTHERLY and again WESTERLY by said Bent land to land formerly of Abel B. Jones, thence still WESTERLY by said Jones land to land now or formerly of Frank M. Bowker, thence NORTHERLY by said Bowker land to land formerly of said Abel B. Jones, thence EASTERLY, SOUTHERLY and again EASTERLY by said Jones land to the road aforesaid and thence by said road to the point of beginning;

Excepting and excluding from the above described parcel some portion thereof as was conveyed by the above grantors to the Inhabitants of the Town of Sudbury by deed dated December 30, 1955 (and with the benefit of a certain agreement of record in favor of the within grantors) and recorded with Middlesex South District Deeds, Book 8710, Page 305;

Triangular parcel off Haynes Road

A portion of that certain parcel of land beginning at the northwesterly corner of land of Jack L. and Geraldine R. Scholbe and land of Liberty Ledge Real Estate Trust, Franklin Secatore, Trustee: thence S. 3° 07' 00" W. 18.41 feet by land of Jack L. and Geraldine R. Scholbe to land of the Town of Sudbury; thence N. 83° 36' 17" W. 458.41 feet by land of the said Town of Sudbury to land of Liberty Ledge Real Estate Trust, Franklin Secatore, Trustee: thence N. 0° 49' 28" E. 2.05 feet by land of said Real Estate Trust to other land of said Real Estate Trust to point of beginning. Said parcel is shown on a plan entitled "Plan of Land in Sudbury, Mass., scale one inch equal 40 feet, January 15, 1964" recorded with said Registry as Plan 1301 of 1964;

Tim Jones Lot

A portion of that certain parcel of land situated in SUDBURY in said County and being a certain lot of woodland known as the "Tim Jones Lot" situated in the Northerly part of Sudbury in said County, containing three and one-half (3½) acres, more or less, bounded as follows, to wit: - Commencing at the Northeasterly corner of the premises at land now or late of Esther L. Jones at a pitch pine tree marked; thence running Southerly on land now or late of said Jones to a stone set in the ground at the end of a wall; thence Westerly on land now or late of said Esther L. Jones to a corner of land now or late of Frank M. Bowker, two walls uniting there, one running Southerly and one Westerly; thence Northerly on land now or late of Conant to a stake and

stones; thence Easterly on other land now or late of said Conant, known as the Dow lot to the pitch pine tree, the point of beginning; and

Parcel 3-B

A certain parcel of land in Sudbury, Middlesex County, Massachusetts, being shown as Parcel 3-B on a plan of land entitled, "Plan of Land in Sudbury, Mass.", Prepared for: William & Barbara Butler, 225 Haynes Road, Sudbury, Mass., Plan By: On-Line Engineering Company, 12 Kendall Road, Boylston, Mass. 01505, Date: March 22, 1996, recorded with the Middlesex South District Registry of Deeds in Book 26289, Page 202, and to which plan reference may be had for a more particular description of said Parcel 3-B.

Grantor means and intends to convey lots shown as 317A; 318A; 332A; 333A; 334; 335 and Parcel 3-B as shown on a plan recorded with Middlesex South Recorded Land on July 8, 1998 as Plan No. 736 of 1998 and being entitled, "'Bittersweet', Definitive Subdivision of Land in Sudbury, Mass., Prepared for Liberty Ledge Real Estate Trust, William Dowie, Trustee, Scale: 1"=160', dated May 5, 1998 by David E. Ross Associates, Inc., Civil Engineers, Land Surveyors, Environmental Consultants, P.O. Box 368-111 Fitchburg Rd-Ayer, Mass. 01432".

REGISTERED LAND

Lot 173 shown on Plan 2170^U (Address: Off Haynes Road, Sudbury, MA)

Lot 173 as shown on a plan filed with the Land Court as Plan 2170^U in Book 1130, Page 93 entitled "Subdivision Plan of Land In Sudbury" dated April 5, 1994, prepared by Marchionda & Assoc., Inc., Surveyors.

For title, see deed registered with the Middlesex South District Registry of the Land Court as Document No. 954559, as set forth in Certificate of Title No. 200043, Book 1130, Page 93.

Lots shown on Plan 2170^W (Address: 213 Haynes Road, Sudbury, MA)

Lot Numbers 213, 214 and Lots 182 and 183 as shown on plan filed with the Land Court on October 28, 2011, as Plan 2170^W in Book 659, Page 102 and being entitled, "Subdivision Plan of Land in Sudbury" dated February 22, 1999 prepared by David E. Ross Associates, Inc., Surveyors, a copy of which is filed in Middlesex South District Registry of the Land Court with Certificate of Title Number 184626, Book 1053, Page 76.

The foregoing is also referred to as Lot C¹ shown on a plan filed with the Land Court on June 2, 1937, as Plan 2170^B, referenced in Certificate of Title Number 184626, Book 1053, Page 76.

For title, see deed registered with the Middlesex South Registry District of the Land Court as Document No. 791689, as set forth in Certificate of Title Number 184626, Book 1053, Page 76.

Lots shown on Plan 2170^W (Address: Off Greystone Lane and Haynes Road; 1, 2, 3, 4 and 6 Liberty Ledge, Sudbury, MA)

Lot Numbers 184 through 207 and Lot 212, plus Lots 182 and 183 as shown on plan filed with the Land Court on October 28, 2011, as Plan 2170^W in Plan Book 659, Page 102 and being entitled, "Subdivision Plan of Land in Sudbury" dated February 22, 1999 prepared by David E. Ross Associates, Inc., Surveyors, a copy of which is filed in Middlesex South District Registry of the Land Court with Certificate of Title Number 105852, Book 659, Page 102.

A portion of the foregoing is referred to as Lot C² shown on a plan filed with the Land Court on July 30, 1941, as Plan 2170^D, referenced in Certificate of Title Number 105852, Book 659, Page 102.

Subject to the Order of Taking filed as Document No. 1180785, as set forth in Certificate of Title Number 105852, Book 659, Page 102.

For title, see deed recorded with the Middlesex South Registry of Deeds in Book 69003, Page 75 on March 13, 2017, and filed with the Middlesex South Registry District of the Land Court on March 13, 2017 in Registration Book 1505, Page 37 with Certificate No. 264467. ✓

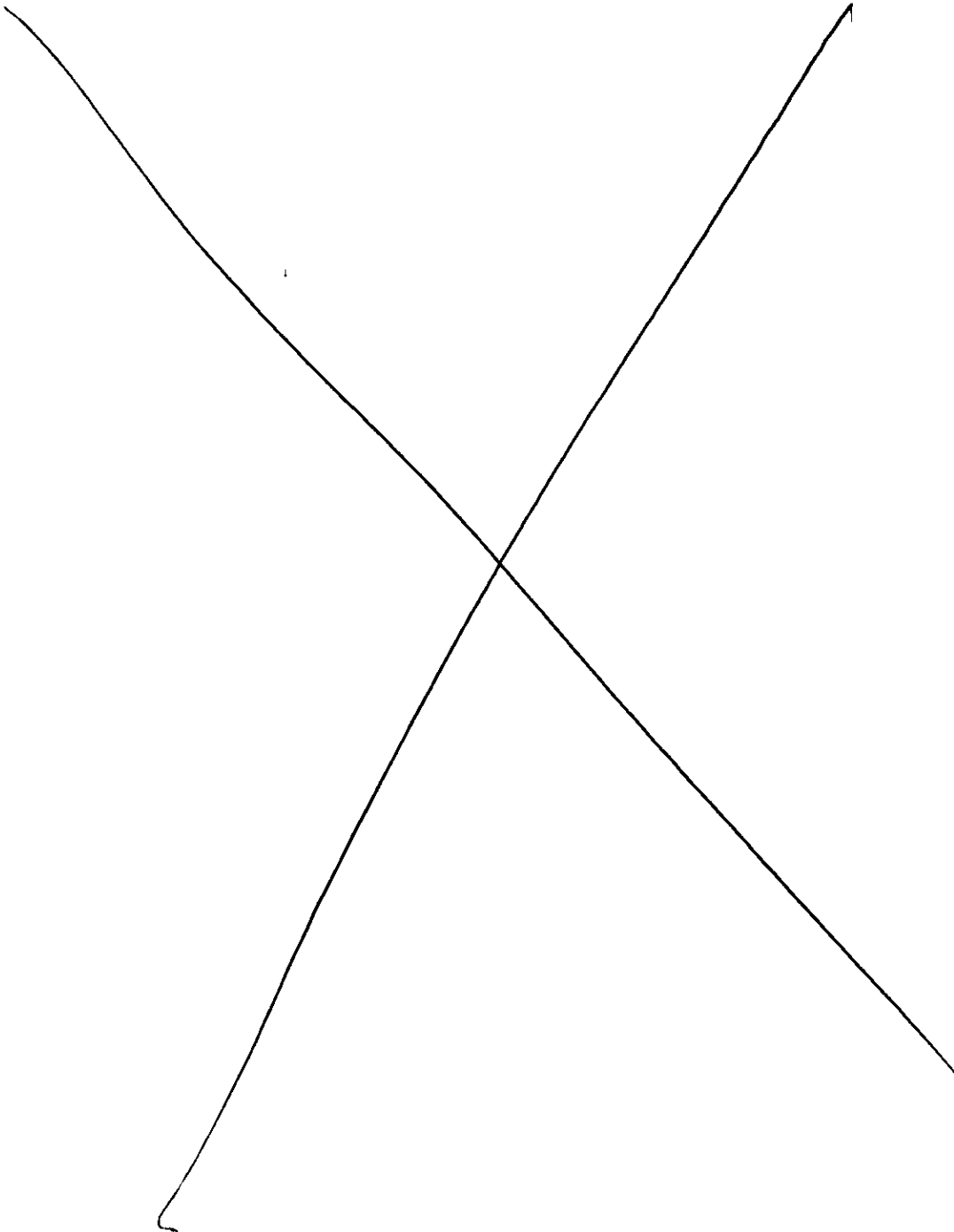
By this deed, Grantor means and intends to convey all land owned by Grantor except for the following:

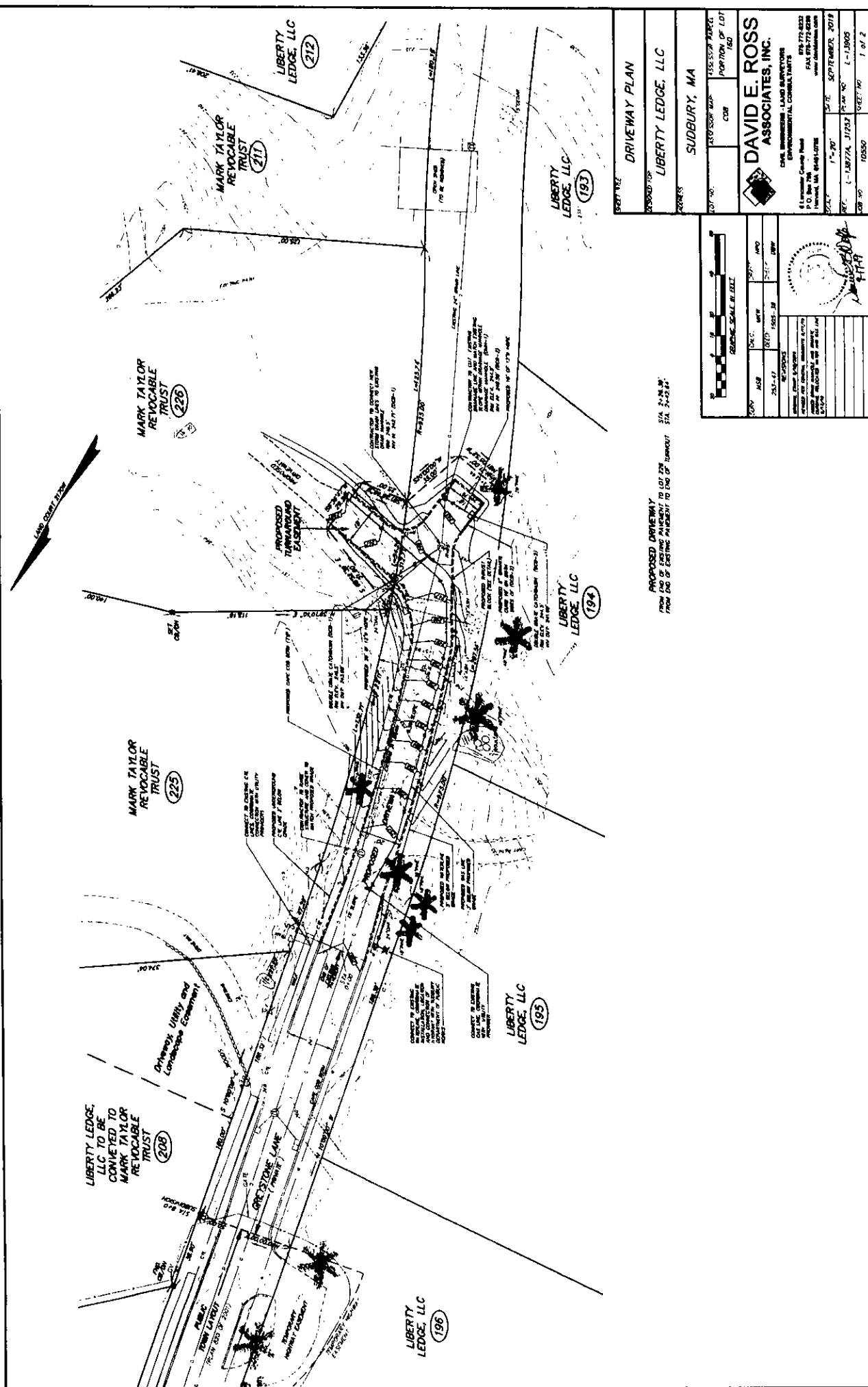
Lot numbers 208, 209, 210 and 211, as shown on plan filed with the Middlesex South Registry District of the Land Court on October 28, 2011, as Plan 2170W in Book 659, Page 102 and being entitled, "Subdivision of Land in Sudbury" dated February 22, 1999 prepared by David E. Ross Associates, Inc., Surveyors, a copy of which is filed in Middlesex South District Registry of the Land Court with Certificate of Title Number 105852, Book 659, Page 102.

REF: DOC# 1755771 COT 264467
BK 1505-037

BOOK 69003 PAGE 075

DRIVEWAY PLAN

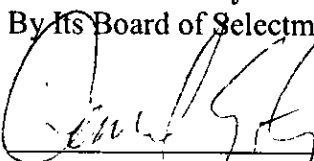


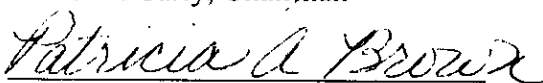


ACCEPTANCE OF DEED

The foregoing deed from Liberty Ledge, LLC, is hereby accepted by the Town of Sudbury, acting by and through its Board of Selectmen, pursuant to the authority given by vote taken on May 7, 2019 on Article 25 of the Annual Town Meeting and by vote taken on June 4, 2019 on Ballot Question 5 of the Special Town Election, and every other authority appertaining. Said property is hereby accepted for general municipal purposes.

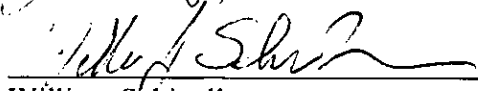
Town of Sudbury
By Its Board of Selectmen


Daniel E. Carty, Chairman


Patricia Brown, Vice-Chairman


Jamie W. Dretler, Member

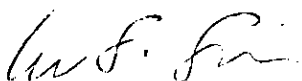

Jennifer Roberts, Member

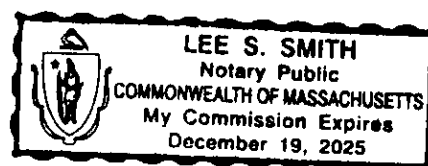

William Schineller

Commonwealth of Massachusetts

Middlesex, ss

On this 11th day of October, 2019, before me, the undersigned notary public, personally appeared Daniel E. Carty, Chairman of the Sudbury Board of Selectmen, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he so signed it voluntarily for its stated purpose on behalf of the Sudbury Board of Selectmen.


Notary Public:
My commission expires:





At a legal meeting of the qualified voters of the Town of Sudbury,
held May 7, 2019 the following business was transacted under

Article 25 – Camp Sewataro Acquisition

MODERATOR DECLARED VOTED BY MORE THEN A 2/3 VOTE:

To authorize the Board of Selectmen to acquire by purchase the fee or lesser interest in all or a part of the land and the improvements thereon commonly known as “Camp Sewataro”, located at 1 Liberty Ledge, and identified as Assessor Parcel ID numbers: C08-0151, C08-0152, C08-0154, C08-0120, C08-0121, C08-0138 C08-0145, C08-0146, C08-0147, C08-0148, C08-0149, C08-0150, D08-0523, C09-0112, D08-0524, C08-0113, C08-0114, C08-0115, C08-0115A, C08-0116, C08-0119, C08-0139, C08-0140, C08-0142, C08-0144, C08-0164, C09-0165, C08-0502, C08-0143, C08-0117, C08-0118, C08-0141, C08-0163, C08-0502, consisting of a total of approximately 44.32 acres of land, more or less, for general municipal purposes; and borrow the sum of \$11,300.000 for the foregoing acquisition and all incidental and related costs; and to meet this appropriation, to authorize the Treasurer, with the approval of Board of Selectmen, to borrow such sum pursuant to G.L. Chapter 44, Sections 7, 8, or 20, or any other enabling authority, and to issue bonds and notes of the Town therefor; and further that any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved hereunder in accordance with G.L. Chapter 44, Section 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and further to authorize the Board of Selectmen to execute all documents and instruments, including without limitation, responses to requests for proposals, land development, land disposition or other agreements, deeds, easements, upon such terms and conditions as the Board of Selectmen deems appropriate, and to take all other action necessary to effectuate the vote taken hereunder; provided, however, that the vote taken hereunder shall be expressly contingent upon approval by the voters of the Town at an election of a Proposition 2 ½, so-called, debt exclusion question in accordance with General Laws Ch. 59, Section 21C(k); , and further to authorize the Board of Selectmen to accept a deed restriction on the property prohibiting field lighting, fixtures taller than twenty feet, and the installation of cell or similar communication towers; and further to authorize the Board of Selectmen to accept as a gift certain tangible personal property associated with the operation of Camp Sewataro, and certain intangible personal property including all right, title and interest in and to Camp Sewataro’s business names and intellectual property including internet domain names, trademarks, service marks, trade names, logos, corporate names, client lists and registrations, registered and unregistered copyrights, applications of registration therefor.

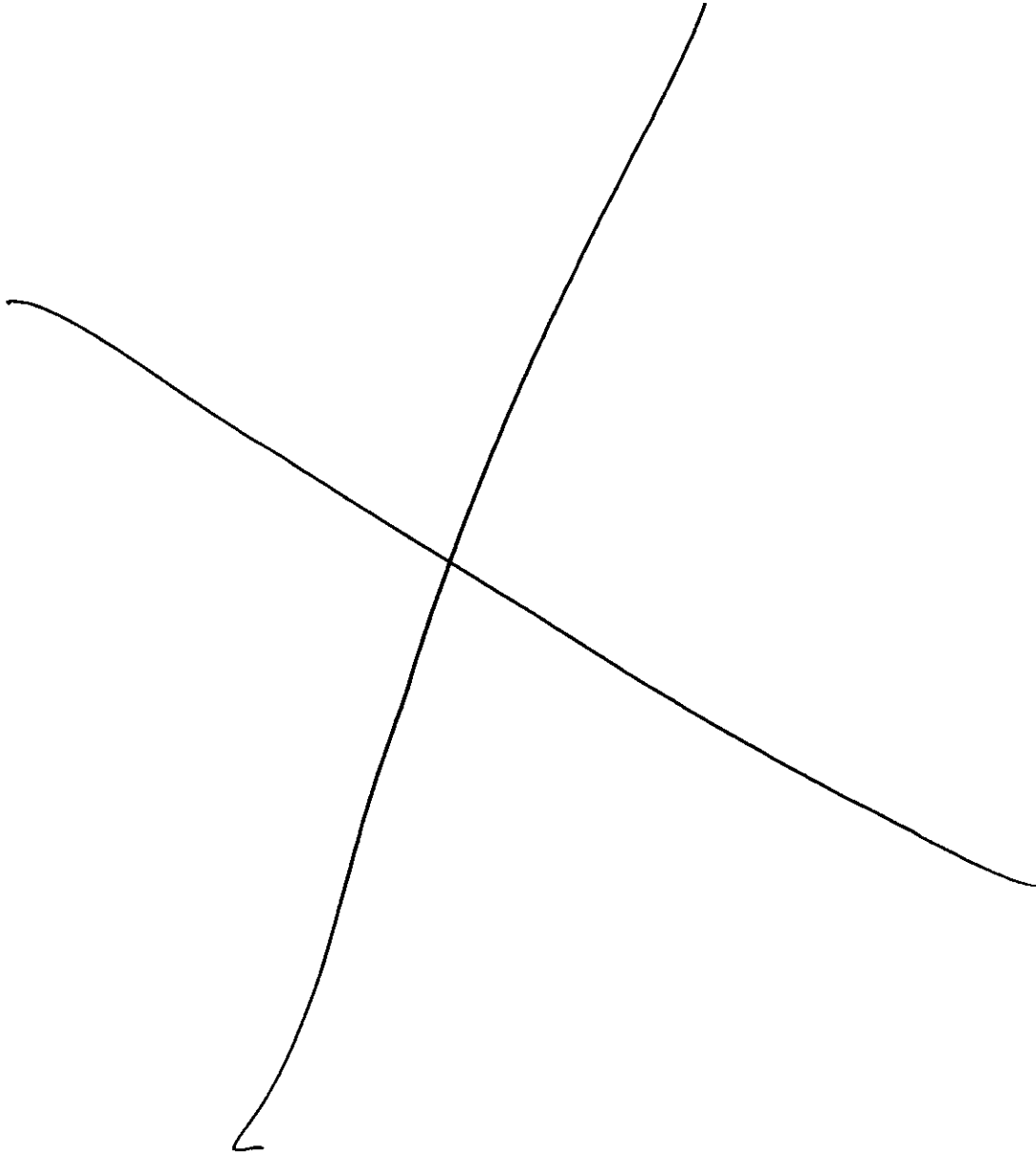
A TRUE COPY, ATTEST:


TOWN CLERK

A true copy, Attest:

Beth R. Klein

Beth R. Klein
Town Clerk



Special Town Election

June 4, 2019

The Special Town Election was held at two locations. Precincts 1, 1A, 2 & 5 voted at the Fairbank Community Center, 40 Fairbank Road, and Precincts 3 & 4 voted at the Town Hall, 322 Concord Road. The polls were open from 7:00 AM to 8:00 PM. There were 4757 votes cast, representing 37% of the town's 12,838 registered voters.

BALLOT QUESTION 1

Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued for the purpose of acquiring the fee or lesser interest in all or a part of the land and the improvements thereon commonly known as "Camp Sewataro", located at 1 Liberty Ledge, consisting of a total of approximately 44.32 acres of land, more or less, for general municipal purposes including the payment of all incidental and related costs?

	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Totals
Yes	825	408	405	503	420	2561
No	304	433	546	392	521	2196
Blanks	0	0	0	0	0	0
Totals	1129	841	951	895	941	4757

A TRUE COPY, ATTEST:


TOWN CLERK