

BOTH WAYS



2019 00166900

Bk: 73541 Pg: 404 Doc: EASE
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GRANT OF RIGHTS

Liberty Ledge, LLC, a Massachusetts limited liability company with a usual place of business at One Liberty Ledge, Sudbury, Middlesex County, Massachusetts, for consideration paid and in full consideration of less than One Hundred (\$100.00) Dollars

Grants to Mark Taylor, Trustee of the Mark Taylor Revocable Trust, u/d/t dated August 27, 1993, as amended, and in accordance with Trustees Certificate filed herewith,

WITH QUITCLAIM COVENANTS,

The non-exclusive, perpetual right and easement, for the benefit of Lots 208, Lot 225, 226 and 211 situated on Greystone Lane in Sudbury, Middlesex County, Massachusetts, and being shown 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"), 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 "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, Lot 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. 1627100, (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.

Said Grant of Rights is conveyed subject to and together with easements, rights, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

LAND COURT, BOSTON. The Land herein described will be shown on our approved plan to follow as
 Attached To
 Plan 2170-Z Lot 3 225 and 226

OCT 25 2019

Plan 2170-Z Lot 3 225 and 226
 (EXAMINED AS DESCRIPTION ONLY)
 SFC CHIEF SURVEYOR

LIBERTY LEDGE, SUDBURY
 Property = Grantee

PLAN CHANGED
 BOK
 1505

2019/10/28

10/28/2019

For title to the Grantor, see Deed from William J. Dowie, Trustee of Liberty Ledge Real Estate Trust to Liberty Ledge, LLC, 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. ✓

Executed under seal this 25th day of October, 2019.

Liberty Ledge, LLC

By: Mark Taylor
Mark Taylor, Authorized Real Property Signatory

LLC # 1827096

COMMONWEALTH OF MASSACHUSETTS

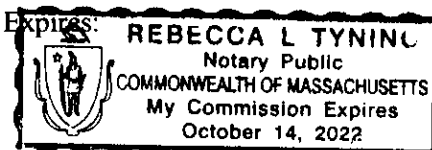
Suffolk
~~Middlesex~~, ss.

October 23, 2019

Then personally appeared before me, the undersigned notary public, Mark Taylor, Authorized Real Property Signatory for Liberty Ledge, LLC, through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, on behalf of Liberty Ledge, LLC, as aforesaid, for its stated purpose ✓

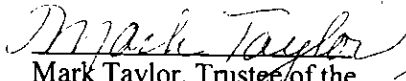
[Signature]
Notary Public

My Commission Expires:




ACCEPTANCE AND ACKNOWLEDGEMENT BY GRANTEE

Mark Taylor, Trustee of the Mark Taylor Revocable Trust being the undersigned Grantee, hereby acknowledges receipt of the above Grant of Rights and accepts same.


Mark Taylor, Trustee of the
Mark Taylor Revocable Trust

COMMONWEALTH OF MASSACHUSETTS


Suffolk
Middlesex, ss.

October 23, 2019

Then personally appeared before me, the undersigned notary public, Mark Taylor, Trustee of the Mark Taylor Revocable Trust, through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as Trustee, as aforesaid, for its stated purpose.


Notary Public

My Commission Expires

