

Prop address: 140 Weston Rd, Wellesley, MA 02181

162

NOTARIAL OFFICIAL COPY

I, John L. Orser, of Wellesley, Norfolk County, Massachusetts, for consideration paid of under one hundred (\$100) dollars, grant to Anne B. Orser and John L. Orser, Trustees of the John L. Orser Revocable Trust, dated June 29, 1992, and filed herewith, with quitclaim covenants, a certain parcel of land with the buildings thereon situated in said Wellesley, known as 140 Weston Road and more particularly bounded and described as follows:

Beginning at the northerly corner of said premises at a point on the southwesterly line of Weston Road (formerly Blossom Street) at land now or formerly of Charles Herrick;

thence running southeasterly on said Weston Road eighty-one (81) feet to a bound;

thence running southwesterly on land formerly of George E. Seagrave two hundred (200) feet to a bound at land formerly of Wellesley College;

thence running southwesterly along land of Wellesley College one hundred fifty-six (156) feet to a bound at land formerly of Sarah A. Parsons;

thence northeasterly on land formerly of said Parsons and of said Herrick twenty (20) rods to the point of beginning;

Containing about 21,465 square feet of land.

For my title, see deed recorded ^{herewith.} in Book , Page Norfolk County Registry of Deeds.

WITNESS my hand and seal this 29th day of June 1992.

RECORDED NORFOLK COUNTY REGISTRY OF DEEDS DEENHAM, MA BOOK 9414 PAGE 162

John L. Orser

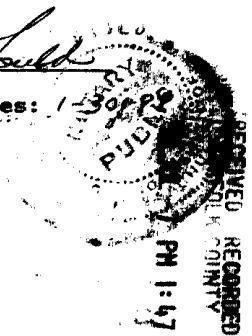
Commonwealth of Massachusetts

Norfolk, ss.

June 29, 1992

Then personally appeared before me the above-named John L. Orser and acknowledged the foregoing to be his free act and deed.

Rhoda A. Ladd Notary Public My commission expires: /



6

Bk 35516 Pg 153 #97788
10-13-2017 @ 10:55a

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Data: 10-13-2017 @ 10:55am
Ct1#: 474 Doc#: 97788
Fee: \$5,700.00 Cons: \$1,250,000.00

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

QUITCLAIM DEED

148 Weston Road, Wellesley

Garden Art, LLC, a Massachusetts limited Liability Company, at 1 Hollis Street, Suite 220, Wellesley, Norfolk County, Massachusetts,

for consideration paid and in full consideration of One Million, Two Hundred Fifty Thousand and 00/100 (\$1,250,000.00) Dollars,

grant to Wellesley Park LLC, a Massachusetts limited Liability Company, with an address c/o 1 Hollis Street, Suite 220, Wellesley, Norfolk County, Massachusetts ,

with Quitclaim Covenants,

the land in Wellesley with the building(s) thereon bounded and described as follows:

Beginning at the corner of land formerly of Henry F. Durant, but now or late of Wellesley College on the south side of Weston Road, formerly Blossom Street; thence running Southeasterly seventy (70) feet on said Weston Road, to land now or formerly of Henrietta Herrick; thence Southwesterly by land now or late of Wellesley College; thence Northwesterly on land now or late of said College, seventy (70) feet to a corner; thence Northeasterly on said College land to the point of beginning. Said parcel is estimated to contain 1/2 acre, more or less. Also one other lot adjoining the above-named lot, bounded and described as follows: Beginning at the Southerly corner and running Northwesterly by land now or late of said College, sixty (60) feet, to the above described lot; thence Northeasterly on said lot, two hundred (200) feet, to land now or late of said Herrick; thence Southeasterly on said Herrick's land, sixty (60) feet to land now of said College; thence Southwesterly on said College land, two hundred (200) feet to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed in a deed from Riverstone Custom Builders LLC, dated July 6, 2017, and recorded at the Norfolk County Registry of Deeds in Book 35259, Page 178.

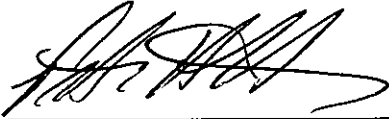
Grantor hereby states that Grantor is not classified for the current taxable year as a corporation for the purposes of federal income tax purposes.

This is not homestead property.

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

Witness my hand and seal this 10th day of October 2017.



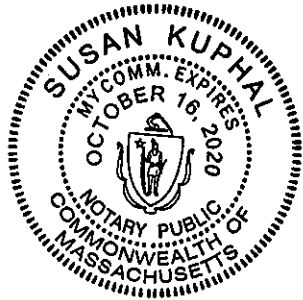
Garden Art LLC,
By its Manager, Peter Holland

COMMONWEALTH OF MASSACHUSETTS

Dorset, ss.

October 10, 2017

On this 10th day of October, 2017, before me, the undersigned notary public, personally appeared Peter Holland, Manager of Garden Art LLC, proved to me through satisfactory evidence of identification which was a drivers license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager for Garden Art LLC.



Susan Kuphal
Notary Public: Susan Kuphal
My Commission Expires: 10/16/20

SEAL