

Middlesex South Registry of Deeds
Electronically Recorded Document

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Recording Information

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| Document Number | : 18287 |
| Document Type | : DEED |
| Recorded Date | : February 06, 2020 |
| Recorded Time | : 08:54:42 AM |
| Recorded Book and Page | : 74096 / 291 |
| Number of Pages(including cover sheet) | : 3 |
| Receipt Number | : 2425035 |
| Recording Fee (including excise) | : \$155.00 |

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 02/06/2020 08:54 AM
Ctrl# Doc# 00018287
Fee: \$0.00 Cons: \$1.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

I, Frans Cramer, as an individual, with a mailing address of 52 Flint Drive, Marlborough, Middlesex County, Massachusetts 01752,

for consideration of One Dollar (\$1.00)

Grant to PABS-MA, LLC, (a Massachusetts limited liability company), Trustee of the 44 PINE POINT ROAD REALTY TRUST u/d/t dated December 23, 2019, having an address of 52 Flint Drive, Marlborough, Commonwealth of Massachusetts, 01752, to be recorded herewith,

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in Stow, Middlesex County, Massachusetts, being two certain parcels of land situated on Pine Point Road in said Stow, being shown as Lots 13 and 13A on "Plan of Land in Stow, Mass., Owned by Helen M. Eastman and Ann Barton, October 27, 1965, Harlan E. Tuttle, Surveyor," said plan being duly recorded with the Middlesex South District Registry of Deeds in Book 11065, end.

Also the eight (8) foot strip of land situated between lots 11 and 13, running in an Easterly direction from Pine Point Road to Lake Boone.

Together with the right to the grantees and their assigns to pass and repass over Barton Road and Pine Point Road, said right to be enjoyed in common with others entitled thereto.

Subject to all restrictions and conditions as set forth in a deed of Helen B. Eastman et al to Lawrence W. Bartlett et ux, duly recorded with said Registry, to the extent the same are presently in force and applicable, expressly not intending or meaning to extend the same in the event they have expired by operation of law or otherwise.

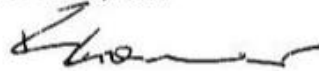
Said premises are hereby conveyed subject to and with the benefit of all other rights, easements, restrictions, takings, agreements and covenants of record, to the extent the same are presently in force and applicable, expressly not intending or meaning to extend the same in the event they have expired by operation of law or otherwise.

Property Address: 44 Pine Point Road, Stow, MA 01752
Grantees Address: 52 Flint Drive, Marlborough, MA 01752

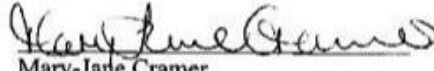
And I, Mary-Jane Cramer, wife of the Grantor herein, hereby certify that the Grantor and I do not occupy said premises as our Principal Residence, as defined in Massachusetts General Laws, Chapter 188, Section 1, and therefore have no rights of homestead in the premises hereby conveyed.

Being the same premises conveyed to the Grantor by Barbara E. Reed and Richard M. Powell, Trustees, by deed dated September 19, 2019, and recorded with said Deeds in Book 73384, Page 306.

WITNESS our hands and seals this 23rd day of December, 2019.



Frans Cramer

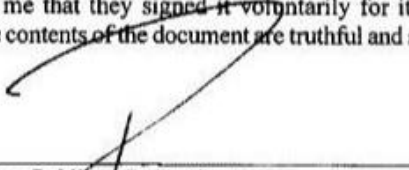


Mary-Jane Cramer

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk, ss

On this 23rd day of December, 2019, before me, the undersigned notary public, personally appeared Frans Cramer and Mary-Ann Cramer, proved to me through satisfactory evidence of identification, which were Massachusetts driver's licenses, an oath or affirmation of a credible witness, personal knowledge of the undersigned, other _____, to be the persons whose names are signed to the preceding instrument, and acknowledged to me that they signed it voluntarily for its stated purposes, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.
Witness my signature and official seal.


Notary Public: Robert L. Arone

My Commission Expires: April 17, 2020

Middlesex South Registry of Deeds
Electronically Recorded Document

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Recording Information

Document Number : 150438
Document Type : DEED
Recorded Date : October 01, 2019
Recorded Time : 10:49:03 AM

Recorded Book and Page : 73384 / 306
Number of Pages(including cover sheet) : 4
Receipt Number : 2375473
Recording Fee (including excise) : \$1,265.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/01/2019 10:49 AM
Ctrl# 308534 13341 Doc# 00150438
Fee: \$1,140.00 Cons: \$250,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

WE, BARBARA E. REED and RICHARD M. POWELL, TRUSTEES OF THE POWELL FAMILY IRREVOCABLE TRUST, under Agreement of Trust dated March 24, 2011, and described in a Certificate recorded in Book 56791, Page 313, with a mailing address of 3 Briarwood Circle, Worcester, Worcester County, Massachusetts

in consideration of TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00)

grant to FRANS CRAMER, individually

of 52 Flint Drive, Marlborough, Middlesex County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in Stow, Middlesex County, Massachusetts, being two certain parcels of land situated on Pine Point Road in said Stow, being shown as Lots 13 and 13A on "Plan of Land in Stow, Mass., Owned by Helen M. Eastman and Ann Barton, October 27, 1965, Harlan E. Tuttle, Surveyor," said plan being duly recorded with the Middlesex South District Registry of Deeds in Book 11065, end.

Also the eight (8) foot strip of land situated between lots 11 and 13, running in an Easterly direction from Pine Point road to Lake Boone.

Together with the right to the grantees and their assigns to pass and repass over Barton Road and Pine Point Road, said right to be enjoyed in common with other entitled thereto.

Subject to all restrictions and conditions as set forth in a deed of Helen B. Eastman et al to Lawrence W. Barlett et ux, duly recorded with said Registry.

Being the premises conveyed to the Grantors by deed of Joan B. Powell by deed dated March 24, 2011 recorded with Middlesex Registry of Deeds in Book 56791, Page 316.

Grantor named herein, hereby releases any and all rights of homestead, if any, of the beneficiaries of the aforementioned Trust and declares, under the pains and penalties of perjury, that no other persons are entitled to a homestead for this property as set forth in M.G.L Chapter 188.

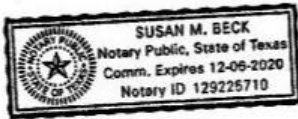
Property Address: 44 Pine Point Road, Stow, MA 01775

Executed under the pains and penalties of perjury this 19th day of September, 2019.

Barbara E. Reed, TRUSTEE
BARBARA E. REED, TRUSTEE

STATE OF TEXAS
COUNTY OF DENTON, SS

On this 19th day of September, 2019 before me, the undersigned Notary Public, personally appeared **BARBARA E. REED** and proved to me through satisfactory evidence of identification which was, TX Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and acknowledged that she signed it voluntarily as her free act and deed in her capacity as TRUSTEE of THE POWELL FAMILY IRREVOCABLE TRUST, for its stated purposes.



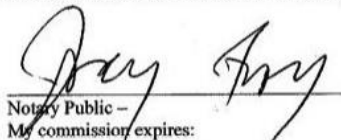
Susan M. Beck
Notary Public - State of Texas
My commission expires: 12-6-2020

Executed under the pains and penalties of perjury this 16th day of Sept., 2019.


RICHARD M. POWELL, TRUSTEE

County of Westchester STATE OF NY

On this 16th day of Sept. 2019 before me, the undersigned Notary Public, personally appeared **RICHARD M. POWELL** and proved to me through satisfactory evidence of identification which was, NY Drivers License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged that he signed it voluntarily as his free act and deed in his capacity as TRUSTEE of THE POWELL FAMILY IRREVOCABLE TRUST, for its stated purposes.


Notary Public -
My commission expires:

JODY FAY
Notary Public, State of New York
No. 02FA5009813
Qualified in Westchester County
Commission Expires 3-22-2019 2023