

FORM A

APPLICATION FOR ENDORSEMENT
OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form together with a reproducible and four contact prints of the plan and a non-refundable fee (Fee Schedule Approval Not Required) \$100.00 per application; \$100.00 per lot, parcel created or change of lot line payable to the Town of Topsfield, with the Planning Board and one copy of the completed form with the Town Clerk in accordance with the requirements of Section 3.1.

Topsfield, MA June 21, 2022

To: The Planning Board
Town of Topsfield, Massachusetts

The undersigned, believing that the accompanying plan of his property in the Town of Topsfield, Massachusetts does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: Maureen & Randy Sabino
Complete Address: 447 Boston Street, Topsfield, MA 01983
Phone Number: 978-887-8441 Email: Randy@nii.net
2. Name of Engineer: John M. Morin, PE - The Morin-Cameron Group, Inc.
Complete Address: 66 Elm Street, Danvers, MA 01923
3. Deeds of property dated and is recorded in Essex South District Registry of Deeds as follows:
 1. 371 Boston St: Book 27280, Page 543
 2. 377 Boston St: Book 33040, Page 642
 3. 130 Ipswich Rd: Book 31612, Page 288
 4. 136R Ipswich Rd: Book 34241, Page 1 & Book 34448, Page 227
4. Location and Description of Property: 371 Boston Street (Assessors Map 26, Parcel 14), 377 Boston Street (Assessors Map 19, Parcel 58), 130 Ipswich Road (Assessors Map 26, Parcel 17) & 136R Ipswich Road (Assessors Map 26, Parcel 77).

Planning Board



Topsfield, MA

Signature of Owner: _____

A handwritten signature in blue ink, appearing to read "Randy Sabino", written over a horizontal line.

Complete Address: 447 Boston Street

Topsfield, MA 01983

Date of Submission: _____

Town Clerk _____

(Signature)

FIDUCIARY DEED

2007102600628 Bk:27280 Pg:543
10/26/2007 15:22:00 DEED Pg 1/2

I, GARDNER F. MCGREGOR, AS ADMINISTRATOR OF THE ESTATE OF JOHN Q. MCGREGOR, (Essex Probate Court Docket No. 06P0155-AD1), in accordance with and by virtue of a License to Sell issued by the Essex County Probate and Family Court, on July 11, 2007, in consideration of THREE HUNDRED SEVENTY-FIVE THOUSAND (\$375,000.00) DOLLARS paid

grant to RANDY SABINO and MAUREEN SABINO, husband and wife as tenants by the entirety,

the land with buildings thereon situated in **Topsfield**, Essex County, being premises now numbered **371 Boston Street**, and being more particularly described in Exhibit A which is attached hereto and incorporated herein by reference.

The said John Q. McGregor died on February 4, 2005.

WITNESS our hands and seals this 26th day of October, 2007.

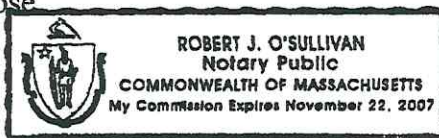
Gardner F. McGregor
GARDNER F. MCGREGOR,
Administrator
Estate of John Q. McGregor

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

October 26, 2007

On this 26th day of October, 2007, before me, the undersigned notary public, personally appeared GARDNER F. MCGREGOR as Administrator aforesaid, and proved to me through personal knowledge 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



Robert J. O'Sullivan
ROBERT J. O'SULLIVAN, Notary Public

CANCELLED

SALEM
DEEDS REC'D
ESSEX SS
10/26/07 3:26PM
000000 #8936

FEE \$1710.00
CASH \$1710.00

371 Boston St, Topsfield

2

"A"

A certain parcel of land with the buildings thereon situate on the Easterly side of the Newburyport Turnpike in said Topsfield, containing 1.18 acres or 51,141.05 square feet, and being shown as the parcel of the said areas on plan recorded in Essex South District Registry of Deeds, Book 3769, Page 278, said plan being entitled "Plan of Land in Topsfield, Mass., Scale 1 in.=40 ft. June 26, 1950 Everett M. Brooks Co. Civil Engineers, Newtonville, Massachusetts", and said premises being bounded and described as follows:

Beginning at a point Four hundred thirty-six and 18/100 (436.18) feet Northeasterly of a stone bound as shown on said Plan and thence running South $57^{\circ} 18' 53''$ East Two hundred four and 92/100 (204.92) feet; thence turning and running North $56^{\circ} 26' 07''$ East Two hundred twenty-nine and 17/100 (229.17) feet; thence turning and running North $59^{\circ} 20' 53''$ West Three hundred one and 07/100 (301.07) feet; thence turning and running by the said Newburyport Turnpike North $31^{\circ} 58' 04''$ East One hundred thirty-nine and 33/100 (139.33) feet and North $30^{\circ} 16' 32''$ East Fifty-nine and 78/100 (59.78) feet to the point of beginning.

Being the same premises conveyed to John Q. McGregor by Gardner F. McGregor et alii by deed dated January 14, 1964 and recorded in said Registry, Book 5142, page 731.

MASSACHUSETTS QUITCLAIM DEED

I, Martin C. Goldman, Trustee of the 377 BOSTON STREET REALTY TRUST, under a Declaration of Trust dated November 14, 1989, recorded with the Essex South District Registry of Deeds at Book 10246, Page 126, of Swampscott, Essex County, Massachusetts,

For consideration of One Hundred Ninety Thousand and no/100 (\$190,00.00) Dollars

Grant to Randy Sabino and Maureen Sabino, Husband and Wife, as Tenants by the Entirety of Boston Street, Topsfield, Essex County, Commonwealth of Massachusetts,

with QUITCLAIM COVENANTS

PARCEL ONE:

The land in Topsfield situated on the southeasterly side of the Newburyport Turnpike being shown as Lot No. 2 on a plan entitled "Plan of land owned by Leslie H. & Rita M. Green, Topsfield, Mass., Scale 1 in - 100 ft. May 1956" Osborne Palmer, C.E." recorded with the Essex South District Registry of Deeds, Book 4274, Page 423, more particularly bounded and described as follows:

Beginning at the westerly corner thereof on the Newburyport Turnpike and at Lot No. 1 as shown on said Plan; thence running

NORTHEASTERLY	by the Turnpike 100 feet to Lot No.3 on said plan, thence
SOUTHEASTERLY	by said Lot No. 3, 206.16 feet to land now of formerly of Green;
	thence
SOUTHWESTERLY	by said Green land, 100.02 feet to Lot No. 1; thence
NORTHWESTERLY	by said Lot No. 1, 208.20 feet to the Turnpike and the point begun
	at.

Containing 20,718 square feet more or less.

PARCEL TWO:

The land with the buildings thereon located approximately two hundred (200) feet easterly of the Newburyport Turnpike and shown as Parcel "B" on a plan entitled "Plan of Land in Topsfield Prepared for George A. and Gail H. Ross, Scale 1"-50", September 23, 1971, Essex Survey Services, Inc.". Said plan recorded with deed in Book 5808, Page 311.

Said Parcel "B" is more particularly bounded and described as follows:

SOUTHEASTERLY by Parcel "A" Two hundred fifty-one and 96/100 feet as shown on said plan;

NORTHEASTERLY by Parcel "C" seventy-five and 29/100 (75.29) feet as shown on said plan;

NORTHWESTERLY by Lot #2, Lot #3, and Lot # 4 two hundred seventy-five and 10/100 (275.10) feet as shown on said plan;

SOUTHWESTERLY by land now or formerly of Edgar W. and Mary E. Harrington as shown on said plan.

Said Parcel "B" contains .624 acres more or less as shown on said plan.

Being the same premises conveyed to Michael Murphy, Trustee of 377 Boston Street Realty Trust by deed dated November 14, 1989 recorded at Book 10246, Page 129, and by deed dated April 2, 1992 recorded at Book 11220, Page 577, respectively.

Executed under seal this 24th day of December, 2013.

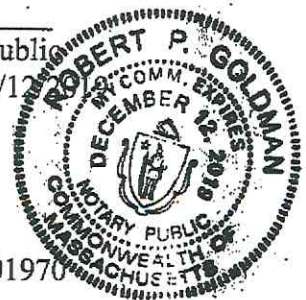
Martin C. Goldman Trustee
Martin C. Goldman, Trustee of
377 Boston Street Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 24th day of December, 2013, before me, the undersigned notary public, personally appeared Martin C. Goldman, proved to me through satisfactory evidence of identification, which was Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, who personally executed such document in my presence, acknowledged to me that he signed it voluntarily for its stated purpose, as Trustee.

Robert P. Goldman
Robert P. Goldman, Notary Public
My Commission Expires: 12/12/2018



Property Address: 377 Boston Street, Topsfield, Massachusetts 01983
From the Office of: Betsy G. Rooks, Esq., 14 Brown Street, Suite 6, Salem, MA 01970

22

22-8

2012081000496 Bk:31612 Pg:288
08/10/2012 02:41 DEED Pg 1/2

QUITCLAIM DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation duly organized and existing under the laws of the United States of America, having a usual place of business at **5000 Plano Parkway, Carrollton, Texas 75010**.

for consideration of **Two Hundred Fifty-Nine Thousand and 00/100 Dollars (\$259,000.00)**, paid

Grants to: **Randy Sabino, Individually, now of 9 Wilds Road, Topsfield, MA 01983**

With quitclaim covenants:

All that parcel of land in Township of Topsfield, Essex County, Commonwealth of Massachusetts, as more fully described in Deed Book 14113, Page 252, ID# 26-17 shown as lots 2 and 2A on plan entitled "Plan of Land owned by Thunderbird, Inc., Topsfield, Massachusetts, February 2, 1959", being known and designated as metes and bounds property.

For Title Reference, see Foreclosure Deed recorded in the Essex (South) Registry of Deeds, in Book 31115, Page 347 on February 27, 2012.

This deed is given in the usual course of the Grantor's business and is not a conveyance of all or substantially all of the Grantor's assets in Massachusetts.

Federal Home Loan Mortgage Corporation is exempt from payment of Massachusetts documentary stamps under I2 U.S.C. 1452 (e).

Property Address: 130 Ipswich Road, Topsfield, MA 01983

Property Address: 130 Ipswich Rd, Topsfield, MA 01983

Executed as a sealed instrument this 9th day of August, 2012.

For Authority see Limited Power of Attorney recorded in the Suffolk County Registry of Deeds at Document 744881 and Delegation of Authority and Appointment recorded in said registry at Document 798673.

FEDERAL HOME LOAN MORTGAGE CORPORATION
By: **Orlans Moran PLLC**
Its Attorney-in-Fact

By: Sandra D. Martin
Sandra D. Martin, Authorized
Signatory, Real Property

AFFIDAVIT

Orlans Moran PLLC, under the pains and penalties of perjury on oath deposes and says that it does not have knowledge of revocation or termination of the Power of Attorney by the principal or by termination of the existence of the principal.

Orlans Moran PLLC

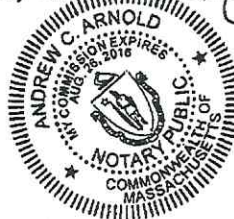
By: Sandra D. Martin
Sandra D. Martin, Authorized
Signatory, Real Property

STATE OF MASSACHUSETTS

County of **SUFFOLK**, ss.

On this 9th day of August, 2012, before me, the undersigned notary public, personally appeared **Sandra D. Martin**, Authorized Signatory, Real Property, of **ORLANS MORAN PLLC**, as Attorney-in-Fact for **FEDERAL HOME LOAN MORTGAGE CORPORATION** whom I have personal knowledge of identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document truthful and accurate to the best of his/her knowledge and belief.

Andrew C. Arnold, Notary Public
My Commission Expires: 08/26/16



MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 07/24/2015 11:37 AM
ID: 1078070 Doc# 20150724002060
Fee: \$1,792.08 Cons: \$393,000.00

QUITCLAIM DEED

I, **Lenore C. Harubin**, as the surviving owner, of 136 Ipswich Road, Topsfield, Essex County, Massachusetts 01983,

for consideration of Three Hundred and Ninety Three Thousand Dollars and 00/100 (\$ 393,000.00) paid,

hereby grant to, **Randy Sabino and Maureen Sabino**, husband and wife, of 7 Wildes Road,

Topsfield, Massachusetts, as tenants by the entirety, with QUITCLAIM COVENANTS,

the land with the buildings thereon located on the Northerly side of Ipswich Road and shown as Lot "4" "Parcel A" on a plan entitled "Plan of Land in Topsfield, Prepared for George A. & Gail H. Ross, Scale: 1"= 50', September 23, 1971, Essex Survey Service, Inc., 47 Federal Street, Salem." Said Lot "4" is more particularly bounded and described as follows:

SOUTHERLY	by Ipswich Road, one hundred fifty (150) feet as shown on said plan;
WESTERLY	by Lot "3" and "Parcel A", two hundred ninety-one and 44/100 (291.44) feet as shown on said plan;
NORTHERLY	by "Parcel A", one hundred forty-nine and 99/100 (149.99) feet as shown on said plan; and
EASTERLY	by Lot "5" by three (3) courses of sixty-three and 93/100 (63.93) feet, one hundred (100) feet, and one hundred thirty and 54/100 (130.54) feet as shown on said plan.

Said Lot "4" contains 42,858 square feet, more or less.

Address: 136 Ipswich Road, Topsfield, MA

SOUTHERLY one hundred forty-four and 65/100 (144.65) feet by Lot "3" as shown on said plan;

WESTERLY by "Parcel B" and land now or formerly of Edgar W. and Mary E. Harrington, three hundred seventeen and 12/100 (317.12) feet as shown on said plan;

NORTHEASTERLY by "Parcel C", two hundred seventy-one and 54/100 (271.54) feet as shown on said plan;

EASTERLY by Lot "1" and Lot "2", one hundred ninety-eight and 01/100 (198.01) feet as shown on said plan;

SOUTHERLY again by Lot "4" and Lot "5", one hundred eighty-nine and 97/100 (189.97) feet as shown on said plan; and

EASTERLY again by Lot "4", thirty-four and 46/100 (34.46) feet as shown on said plan.

Parcel "A" contains 1.859 acres more or less as shown on said plan.

Subject to an easement as set forth in Book 4368, Page 031, as recorded in the Essex South District Registry of Deeds.

The Grantor by executing this Deed hereby release any and all claim of homestead she has in the Premises and states under oath that no other person has any such rights of homestead in the herein described premises.

For Grantor's title, see Deed recorded dated July 30, 2014 and recorded with the Essex County Registry of Deeds in Book 33463, Page 586.

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WITNESS MY HAND AND SEAL THIS 24th DAY OF JULY 2015

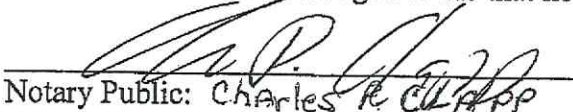

Lenore C. Harubin

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

July 24, 2015

On this 24 day of July, 2015 before me, the undersigned notary public, personally appeared Lenore C. Harubin, and proved to me through satisfactory evidence of identification which were Driver's License to be the person whose name is signed on the attached document and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public: Charles R. Elapp
My Commission Expires: 11-14-15

2

P.C.5



SO. ESSEX #110 Bk:34448 Pg:227
10/16/2015 10:41 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 10/16/2015 10:41 AM
ID: 1092108 Doc# 20151016001100
Fee: \$1,892.40
Cons: \$415,000.00

QUITCLAIM DEED

We, **Randy Sabino and Maureen Sabino** of Topsfield, Essex County, Massachusetts,
for consideration of Four Hundred and Fifteen Thousand Dollars and 00/100 (\$415,000.00)
paid,

hereby grant to, **John Guard and Jessica Guard, Trustees of the 136 Ipswich Road Realty Trust** u/d/t dated October 15, 2015 recorded herewith, of 136 Ipswich Road, Topsfield, Massachusetts,

with QUITCLAIM COVENANTS,

The land with the buildings thereon located on the Northerly side of Ipswich Road and shown as Lot 4A on a plan entitled "Plan Of Land in Topsfield, Mass. Prepared for Maureen & Randy Sabino, Scale: 1" = 40', October 3, 2015, Prepared By The Morin-Cameron Group, Inc., 447 Boston Street, Topsfield, Mass."

Said Lot 4A is more particularly bounded and described as follows:

Starting at the front right, southerly, lot corner THENCE running by Ipswich Road North 89° 14' 29" West a distance of 150.00 feet as shown on said plan;
THENCE running North 19° 52' 16" East a distance of 256.98 feet as shown on said plan;
THENCE running South 65° 49' 41" East a distance of 20.75 feet as shown on said plan;
THENCE running North 24° 10' 19" East a distance of 44.59 feet as shown on said plan;
THENCE running South 65° 34' 13" East a distance of 39.84 feet as shown on said plan;
THENCE running North 23° 30' 46" East a distance of 22.05 feet as shown on said plan;
THENCE running South 66° 29' 14" East a distance of 32.13 feet as shown on said plan;
THENCE running South 52° 57' 10" East a distance of 23.81 feet as shown on said plan;
THENCE running South 66° 29' 14" East a distance of 21.35 feet as shown on said plan;
THENCE running South 19° 46' 01" West a distance of 30.19 feet as shown on said plan;
THENCE running South 12° 15' 42" West a distance of 100.00 feet as shown on said plan;
THENCE running South 25° 30' 40" West a distance of 130.50 feet as shown on said plan to the starting point.

Said Lot 4A contains 40,497 square feet, more or less.

Property Address: 136 Ipswich Road, Topsfield, MA


Subject to an easement as set forth in Book 4368, Page 031, as recorded in the Essex South District Registry of Deeds.

The Grantors, by executing this Deed, hereby release any and all claim of homestead they have in the Premises and states under oath that no other person has any such rights of homestead in the herein described premises.

For Grantor's title, see Deed recorded dated July 30, 2014 and recorded with the Essex County Registry of Deeds in Book 33463, Page 586.

WITNESS OUR HAND(S) AND SEAL(S) THIS 15th DAY OF OCTOBER, 2015.


Randy Sabino

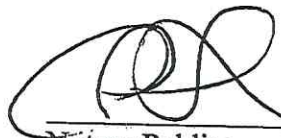

Maureen Sabino

COMMONWEALTH OF MASSACHUSETTS

Essex,ss

October 15, 2015

On this 15th day of October 2015 before me, the undersigned notary public, personally appeared Randy Sabino and Maureen Sabino, and proved to me through satisfactory evidence of identification which were drivers licenses to be the persons whose names are signed on the attached document and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public:
My Commission Expires: 5-26-2017

