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Box 151



600425 (92380+) Btch:529607
Southern Essex District Registry
3/15/2019 12:37 PM DEED Pg: 1/4

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 3/15/2019 12:37 PM
ID: 529607 Doc# 600425
Fee: \$3,324.24 Cons: \$729,000.00

Space above line reserved for recording information

QUITCLAIM DEED

NEW MEADOWS DEVELOPMENT, LLC, a Massachusetts limited liability company (the "Grantor")
having a mailing address of 69 North Main Street, Middleton, Massachusetts 01949

for consideration of SEVEN HUNDRED TWENTY-NINE THOUSAND and 00/100 (\$729,000.00)
DOLLARS paid

grants to PERKINS LANDING LLC, a Massachusetts limited liability company having an address of
383 Main Street, Medfield, Massachusetts 02052

with *QUITCLAIM COVENANTS*

The land with the buildings thereon situated on Perkins Row in said Topsfield, bounded and
described as follows:

Beginning on said Perkins Row at the division line between Parcel A and Parcel B as shown on
plan hereinafter referred to, thence running:

- SOUTH 27 degrees 35' 23" WEST, eighty-nine and 17/100 (89.17) feet; thence
- SOUTH 41 degrees 36' 17" WEST by said Parcel A, two hundred seven and 73/100
(207.73) feet; thence
- SOUTH 8 degrees 24' 44" EAST by said Parcel A, five hundred seventy-two and 16/100
(572.16) feet; thence

Property Address: 57 Perkins Row, Topsfield, MA

NORTH 70 degrees 36' 00" WEST by land now or formerly of Thomas E. Proctor, six hundred ninety-three and 57/100 (693.57) feet; thence
 NORTH 27 degrees 52' 40" WEST by land now or formerly of Harold Palmer Mills, Jr., one hundred eighty-nine and 91/100 (189.91) feet; thence
 NORTH 60 degrees 17' 59" EAST by Parcel C on said plan, five hundred fifty-six and 45/100 (556.45) feet; thence
 NORTH 29 degrees 42' 01" WEST by said Parcel C, twenty-six and 22/100 (26.22) feet; thence
 NORTH 43 degrees 23' 38" EAST by said Parcel C, one hundred fifty (150) feet; thence
 NORTH 54 degrees 33' 00" EAST by said Parcel C, two hundred fourteen and 16/100 (214.16) feet to Perkins Row; thence
 SOUTH 28 degrees 19' 50" EAST by said Perkins Row, eighty-nine and 45/100 (89.45) feet; and
 SOUTH 43 degrees 21' 30" EAST by said Perkins Row, seventy and 01/100 (70.01) feet to the point begun at.

Containing 8.1 acres, more or less, and being shown as Lot B on "Subdivision of Land in Topsfield, Mass.", LCC 21476-B, July 10, 1957, Scale 1" = 40', Raymond C. Pressey, Inc., Registered Land Surveyors and filed with the Land Registration Office of Essex County noted on Certificate of Title No. 26770.

Meaning and intending to convey the same premises conveyed to the Grantor by Deed from Christine Modie, Executrix of the Estate of Terese M. Schumacher, a/k/a Terese Schumacher and Terese Mary Schumacher dated July 31, 2014 filed with the Southern Essex District of the Land Court as Document No. 554669 and noted on Certificate of Title No. 87747.


Grantor is not classified as a corporation for federal tax purposes for the current taxable year. The sale of the Unit by Grantor is in the ordinary course of business and does not constitute a sale of all or substantially all the assets of the Grantor.

[Signature Page to Follow]

Executed under seal this 11th day of March 2019.

NEW MEADOWS DEVELOPMENT LLC

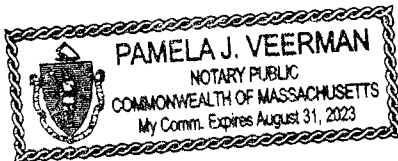
By:



JEFFREY GARBER, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 11th day of March 2019 before me, the undersigned notary public, personally appeared JEFFREY GARBER, proved to me through satisfactory evidence of identification, his driver's license, to be the person whose name is signed on the foregoing instrument and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of NEW MEADOWS DEVELOPMENT, LLC.




Notary Public *Pamela Veerman*
My commission expires: 8/31/2023

Document: 600425

DEED

ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS

RECEIVED FOR REGISTRATION

On: 3/15/2019 12:37 PM

CREATED CERT: 92380 BOOK: 557
CANCELLED CERT: 87747 BOOK: 511