

(Page 1 of 4)  
Please return to:  
Lloyd Teitelbaum, Esquire  
264 North Main Street  
Natick, MA 01760

FIDUCIARY DEED

I, ROBERT M. ALLEN, as Personal Representative of the ESTATE OF LAURENCE S. FORDHAM, late of Weston, Massachusetts (Middlesex County Probate Court Docket No. MI18P4214EA), under Power of Sale conferred under the Last Will and Testament of Laurence S. Fordham and every other power, with a mailing address of c/o Gilmore, Rees & Carlson, P.C., 70 Walnut Street, Wellesley, Massachusetts 02481,

For consideration paid of One Million Fifty Thousand and 00/100 (\$1,050,000.00) Dollars,

Grant to 518 SOUTH AVE LLC, a Massachusetts limited liability company, with a mailing address of 231 Boston Post Road, Wayland, Massachusetts 01778,

WITH QUITCLAIM COVENANTS:

PARCEL I

The land, with the buildings thereon, known as and numbered 518 South Avenue, Weston, Middlesex County, Massachusetts, being the premises shown as Lot B on a plan entitled "Plan of Land in Weston, Mass." dated September 24, 1963, by William J. Ford, Jr., C.E., recorded with Middlesex South District Registry of Deeds in Book 10588, Page 405, said Lot B being bounded and described as follows:

NORTHEASTERLY	by South Avenue, 30.94 feet;
SOUTHEASTERLY	by land now or formerly of Citrone, as shown on said plan, 1072 feet, more or less;
SOUTHWESTERLY	by land now or formerly of Mary E. Thompson, on said land, 676 feet, more or less;
NORTHWESTERLY	by Lots 2, 3 and 4, as indicated on said plan, 345.45 feet;

Property address: 518 South Avenue and 0 South Avenue a/k/a 510 South Avenue, Weston, Massachusetts 02493

NORTHEASTERLY by Lot A as shown on said plan, 153.93 feet;  
and

NORTHEASTERLY again, but more EASTERLY by Lot A, as  
shown on said plan, 439.46 feet;

Containing 4.0 acres, more or less, according t said plan.

The premises are conveyed subject to restrictions recited in Deed of Roger E. Kelley, et ux to Evelyn E. Cohen of Lot A, as shown on the above-mentioned plan, and recorded with Middlesex South District Registry of Deeds, Book 10588, Page 405, insofar as in force and applicable.

For Grantor's title to Parcel I see Deed of Harriet Fordham to Laurence S. Fordham dated December 10, 2001 and recorded with the Middlesex South District Registry of Deeds in Book 34377, Page 386.

PARCEL II

A certain parcel of land in Weston, Middlesex County, Massachusetts on the southerly side of South Avenue as follows:

BEGINNING at the northeasterly corner of said premises on the southerly line of South Avenue at the northwesterly corner of Lot A, shown on plan entitled "Plan of Land in Weston, Mass.", dated September 20, 1955, recorded with Middlesex South District Registry of Deeds, as Plan Number 1793 of 1955, Book 8571, Page End; thence

SOUTH 18° 16' 42" WEST by said Lot A, 346.10 feet; thence

SOUTH 67° 45' 31" EAST 101 feet; thence

NORTH 37° 23' 04" EAST 74 feet to an angle in a stone wall, the last two courses being by Lot A; thence

SOUTHERLY by a stone wall and land now or formerly of Paine, 172 feet; thence

SOUTHERLY by said stone wall, 50 feet, more or less; thence

WESTERLY still by said stone wall, 260 feet, more or less;  
thence

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SOUTHERLY SOUTHWESTERLY	by said stone wall, 60 feet, more or less; thence by said stone wall 500 feet, more or less, the last mentioned courses by said stone wall, all being of land by said Paine; thence
NORTHERLY	by land now or formerly of Kelley, 1060 feet, more or less to the southerly line of said South Avenue; thence
EASTERLY	by and along said South Avenue, 235 feet, more or less, to the point of beginning.

The Grantor releases any and all rights of homestead in the premises herein conveyed and hereby certifies that no one else is entitled to an estate of homestead therein.

For Grantor's title to Parcel II see Deed of Albert Gosselin, sole Trustee to Laurence S. Fordham dated December 2, 2016 and recorded with the Middlesex South District Registry of Deeds in Book 68585, Page 215. See also the Estate of Laurence S. Fordham (Middlesex County Probate Court Docket No. MI18P4214EA).

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WITNESS my hand and seal this 13<sup>th</sup> day of December, 2018.

ESTATE OF LAURENCE S.  
FORDHAM

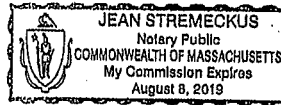
By: *Robert M. Allen*  
ROBERT M. ALLEN,  
Personal Representative

COMMONWEALTH OF MASSACHUSETTS

NORFOLK ss.

On this 13<sup>th</sup> day of DECEMBER, 2018, before me, the undersigned notary public, personally appeared ROBERT M. ALLEN, as Personal Representative aforesaid, and proved to me through satisfactory evidence of identification which was 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 on behalf of the ESTATE OF LAURENCE S. FORDHAM.

*Jean Stremecus*  
Notary Public  
My Commission Expires:



Middlesex South Registry of Deeds  
Electronically Recorded Document

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Recording Information

Document Number : 194724  
Document Type : DEED  
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Date: 12/21/2018 02:09 PM  
Ctrl# 294302 03924 Doc# 00194724  
Fee: \$4,788.00 Cons: \$1,050,000.00  
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Middlesex South Registry of Deeds  
Maria C. Curtatone, Register  
208 Cambridge Street  
Cambridge, MA 02141  
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