

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

SPACE ABOVE FOR REGISTRY USE ONLY

QUITCLAIM DEED

WHITE POND ASSOCIATES, INC., a Massachusetts nonprofit corporation and having a principal place of business at 51 Riverside Avenue, Concord, MA 01742 (“Grantor”), for consideration of less than one hundred dollars (<\$100.00) grants to the **TOWN OF CONCORD**, Massachusetts, a municipal corporation in the Commonwealth of Massachusetts, by and through its **NATURAL RESOURCES COMMISSION**, as its Conservation Commission, with an address of 141 Keyes Road, Concord, MA 01742 (“Grantee”), with **QUITCLAIM COVENANTS**

The land situated in said Concord, containing in the aggregate approximately 10.98 acres (“the Premises”), which Premises are more particularly shown as Lot A-1 and Lot C-1 on a plan of land entitled “Plan of Land in Concord, Massachusetts, Prepared for: White Pond Associates, Inc.”, dated August 2, 2018, by Perley Engineering LLC, recorded with Middlesex South District Registry of Deeds on September 11, 2018 as Plan No. 736 of 2018.

The Premises are conveyed subject to and with the benefit of the Conservation Restriction from Grantor to the Trustees of the Concord Land Conservation Trust dated January 9, 2019 and recorded with the Middlesex South District Registry of Deeds in Book 73798, Page 236.

For Grantor’s title see: (i) deed from Douglas Miller dated May 6, 1932 and recorded with the Middlesex South District Registry of Deeds in Book 5646, Page 32, (ii) deed from Auton A. Saunders dated December 2, 1935 and recorded with said Deeds in Book 5990, Page 214, (iii) deed from Thomas F. Reilly dated June 15, 1940 and recorded with said Deeds in Book 6402, Page 424, (iv) deed from Raymond Wheeler and Alden R. Wheeler dated July 29, 1953 and recorded with said Deeds in Book 8115, Page 220, and (v) deed from Joyce W. Sironen dated June 25, 1974 and recorded with said Deeds in Book 12654, Page 272.

The Premises are conveyed to the Grantee in accordance with the provisions of an Interlocutory Order dated November 26, 2019 issued by the Supreme Judicial Court For Suffolk County, Docket No. SJ-2019-0480 in the matter of White Pond Associates, Inc. v. Maura Healey, as she is the Attorney General of The Commonwealth of Massachusetts and Town of Concord.

Property Address: Lots A-1 and C-1, Plainfield Road, Concord, Massachusetts

Executed as a sealed instrument this 11th day of December, 2019,

White Pond Associates, Inc.

Richard L Hale
Richard L Hale, President

Mary Christine Corr
Mary Christine Corr, Treasurer

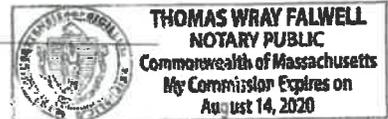
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 11th day of December, 2019, before me, the undersigned notary public, personally appeared Richard L Hale, 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, acknowledged to me that he executed it voluntarily for its stated purpose as his free act and deed as President of Aforesaid, 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.

Thomas Wray Falwell
Notary Public

My commission expires:



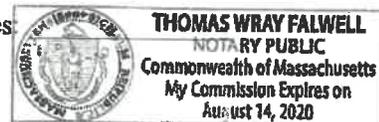
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 12th day of December, 2019, before me, the undersigned notary public, personally appeared Mary Christine Corr, proved to me through satisfactory evidence of identification which was MA. DRIVER'S LICENSE to be the person whose name is signed on the preceding or attached document, acknowledged to me that she executed it voluntarily for its stated purpose as her free act and deed as Treasurer of Aforesaid, 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.

Thomas Wray Falwell
Notary Public

My commission expires:



ACCEPTANCE OF SELECT BOARD

We, the undersigned, being a majority of the Select Board of the Town of Concord, Middlesex County, Massachusetts, hereby certify that at a meeting duly held on this _____ day of December, 2019, the Select Board voted to approve and accept the foregoing gift of land pursuant to the authority contained in the Vote under Article 4 of the Special Town Meeting of the Town of Concord held on October 1, 2018 and pursuant to Section ___ of Chapter ___ of the General Laws of Massachusetts..

Select Board



_____, Chair






COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this _____ day of December, 2019, before me, the undersigned notary public, personally appeared _____, as Chair of the Select Board of the Town of Concord, proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the preceding document, acknowledged to me that he/she executed it voluntarily for its stated purpose as his/her free act and deed, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public

My commission expires: _____

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

SPACE ABOVE FOR REGISTRY USE ONLY

DEED OF TRUST

WHITE POND ASSOCIATES, INC., a Massachusetts nonprofit corporation and having a principal place of business at 51 Riverside Avenue, Concord, MA 01742 (“Grantor”), for consideration of less than one hundred dollars (<\$100.00) and the acceptance by the Grantee of the conditions and agreements hereinafter set forth, grants to the **TOWN OF CONCORD**, Massachusetts, a municipal corporation in the Commonwealth of Massachusetts, with an address of Town House, 22 Monument Square, Concord, MA 01742 (“Grantee”), with **QUITCLAIM COVENANTS**

The land, with the buildings and structures located thereon, situated in said Concord, containing in the aggregate approximately 7.16 acres (“the Premises”), which Premises are more particularly shown as Lot B-1 and Parcel X on a plan of land entitled “Plan of Land in Concord, Massachusetts, Prepared for: White Pond Associates, Inc.”, dated August 2, 2018, by Perley Engineering LLC, recorded with Middlesex South District Registry of Deeds on September 11, 2018 as Plan No. 736 of 2018.

The Premises are conveyed to the Grantee under the provisions of Article 49 of the Massachusetts Constitution as amended by Article 97 of the Massachusetts Constitution for the purposes enumerated in said Article 97, to be managed and controlled by the Grantee in perpetuity as parkland for the promotion of recreational uses and natural resources purposes, such as swimming, beach activities, boating and fishing, walking, hiking, photography, nature study, and/or other outdoor recreational activities, for the protection of the natural, scenic, historic and esthetic qualities of the White Pond environment, the enjoyment and utilization of the water, air and other natural resources of the Premises and for the protection of the watershed resources of the Grantee. Permitted uses shall include, but shall not be limited to: beaches, men's, women's and family restrooms, first aid facilities, storage facilities, swimming pools, vehicle access and parking, pedestrian walkways, associated utilities, storm water control structures, site lighting, fences, gates or other similar buildings and facilities on, above or under Lot B-1 and/or Parcel X provided, however that no buildings shall be constructed or maintained on Parcel X. Permitted uses shall also include, but shall not be limited to: uses on, above or under Lot B-1 and/or Parcel X necessary to maintain, repair and/or improve the adjacent County right of way to White Pond;

Property Address: Lot B-1 and Parcel X, Plainfield Road, Concord, Massachusetts

and the raising and harvesting of crops on Lot B-1 provided such agricultural use does not impair the recreational use of the Premises,

For Grantor's title see: (i) deed from Douglas Miller dated May 6, 1932 and recorded with the Middlesex South District Registry of Deeds in Book 5646, Page 32, (ii) deed from Auton A. Saunders dated December 2, 1935 and recorded with said Deeds in Book 5990, Page 214, (iii) deed from Thomas F. Reilly dated June 15, 1940 and recorded with said Deeds in Book 6402, Page 424, (iv) deed from Raymond Wheeler and Alden R. Wheeler dated July 29, 1953 and recorded with said Deeds in Book 8115, Page 220, and (v) deed from Joyce W. Sironen dated June 25, 1974 and recorded with said Deeds in Book 12654, Page 272.

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(SIGNATURES PAGES TO FOLLOW)

Executed as a sealed instrument this 11th day of December, 2019,

White Pond Associates, Inc.

Richard L. Hale
Richard L Hale, President

Mary Christine Corr
Mary Christine Corr, Treasurer

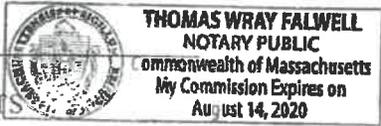
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 11th day of December, 2019, before me, the undersigned notary public, personally appeared Richard L Hale, 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, acknowledged to me that he executed it voluntarily for its stated purpose as his free act and deed as President of aforesaid, 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.

Thomas Wray Falwell
Notary Public

My commission expires:



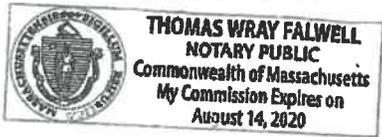
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 12th day of December, 2019, before me, the undersigned notary public, personally appeared Mary Christine Corr, proved to me through satisfactory evidence of identification which was MR. DUVEN'S ALLEGE to be the person whose name is signed on the preceding or attached document, acknowledged to me that she executed it voluntarily for its stated purpose as her free act and deed as Treasurer of aforesaid, 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.

Thomas Wray Falwell
Notary Public

My commission expires:



ACCEPTANCE OF SELECT BOARD

We, the undersigned, being a majority of the Select Board of the Town of Concord, Middlesex County, Massachusetts, hereby certify that at a meeting duly held on this _____ day of December, 2019, the Select Board voted to approve the acquisition of the Premises pursuant to the authority contained in the Vote under Article 4 of the Special Town Meeting of the Town of Concord held on October 1, 2018 and pursuant to Section ___ of Chapter ___ of the General Laws of Massachusetts. The Grantee accepts the Premises for the stated purposes described above and acknowledges the applicability to the Premises of Article 97 of the Massachusetts Constitution.

Select Board

Lemna
[Signature], Chair
[Signature], Clerk
[Signature]
[Signature]

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this _____ day of December, 2019, before me, the undersigned notary public, personally appeared _____, as Chair of the Select Board of the Town of Concord, proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the preceding document, acknowledged to me that he/she executed it voluntarily for its stated purpose as his/her free act and deed, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.



Notary Public
My commission expires: _____

