

Middlesex South Registry of Deeds

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Recording Information

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 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 03/05/2021 11:46 AM
 Ctrl# Doc# 00049711
 Fee: \$.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

EASEMENT AGREEMENT

This Easement Agreement is made as of the 5th day of March, 2021 by Wedgewood Common LLC, a Massachusetts limited liability company with a mailing address of 144 Sudbury Road, Concord, MA 01742 (hereinafter "Grantor"), and AWMW, LLC, a Massachusetts limited liability company with a principal place of business at 233 Independence Road, Concord, MA 01742 (collectively hereinafter "Grantee").

WHEREAS, Grantor is the owner of the private right of way shown as "Wedgewood Common" on the plan of land entitled "Plan of Land Concord Massachusetts, Owned By: Wedgewood Common LLC & Rideout Realty LLC", dated September 12, 2014, prepared by Perley Engineering LLC and recorded with the Middlesex South District Registry of Deeds (the "Registry") as Plan No. 892 of 2015, by deed of Guy P. DiGiovanni, Trustee of Period Realty Trust dated September 28, 2012 and recorded with the Registry in Book 60122, Page 433; and

WHEREAS, Grantee is the owner of the property known and numbered as 104-106 Conant Street and shown as Lot A-1 on the plan of land entitled "Plan of Land in Concord Massachusetts, Owned By: Rideout Realty LLC", dated November 21, 2014, prepared by Perley Engineering LLC and recorded with the Registry as Plan No. 893 of 2015 (the "Rideout Plan") by deed of Rideout Realty LLC of even delivery and recording herewith; and

WHEREAS, Grantee has requested to memorialize and formalize the long-standing access and use of a portion of Wedgewood Common by the owner of 104-106 Conant Street; and

WHEREAS, Grantor is willing to grant such access and use of a Wedgewood Common for the benefit of the owner of 104-106 Conant Street, subject to certain terms and conditions.

NOW THEREFORE, for one dollar (\$1.00) and other adequate non-monetary consideration, the **receipt and sufficiency of which is hereby acknowledged by the execution hereof:**

- a) Grantor grants to Grantee, its successors and assigns as owner(s) of 104-106 Conant Street, a perpetual non-exclusive right to enter, pass and re-pass, by foot and vehicle(s), over the portion of Wedgewood Common shown on the Rideout Plan for the purpose of accessing 104-106 Conant Street from Conant Street ;
- b) Grantee hereby agrees that the Grantee, its successors and assigns as owner(s) of 104-106

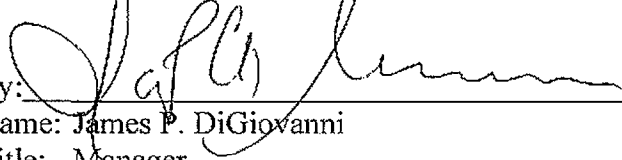
Property Addresses: 104-106 Conant Street, Concord, MA 01742
Wedgewood Common, Concord, MA 01742

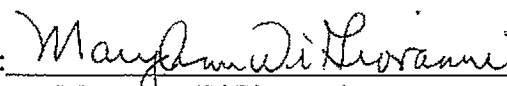
Conant Street, shall pay \$100 annually to the Grantor, its successors and assigns, as an estimate of the Grantee's allocable share of maintenance costs of for Wedgewood Common. Grantor shall not have the authority to increase the amount of the annual payment without obtaining the written consent of the Grantee. The Grantee will not be required to obtain a certificate from the Grantor evidencing such annual payment incident to the sale or mortgage of 104-106 Conant Street.

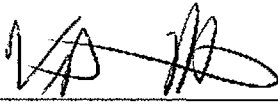
[remainder of page left intentionally blank; signature pages to follow]

Executed as a sealed instrument this 3rd day of MARCH, 2021.

Wedgewood Common LLC

By: 
Name: James P. DiGiovanni
Title: Manager

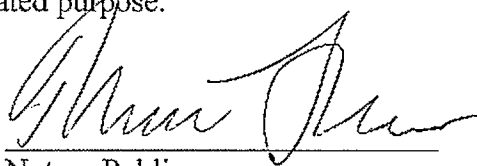
By: 
Name: Mary Ann DiGiovanni
Title: Manager

By: 
Name: Vincent G. MacNutt
Title: Manager

THE COMMONWEALTH OF MASSACHUSETTS

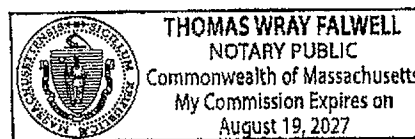
Middlesex County, ss.

On this 3rd day of March, 2021, before me, the undersigned notary public, personally appeared James P. DiGiovanni, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness who is unaffected by the document or transaction and who is personally known to the undersigned and who personally knows the individual, or personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he or she signed it voluntarily as manager as aforesaid for its stated purpose.



Notary Public

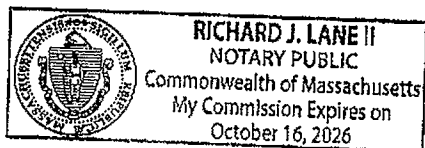
My Commission Expires:



THE COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 3rd day of March, 2021, before me, the undersigned notary public, personally appeared Mary Ann DiGiovanni, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness who is unaffected by the document or transaction and who is personally known to the undersigned and who personally knows the individual, or personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he or she signed it voluntarily as manager as aforesaid for its stated purpose.

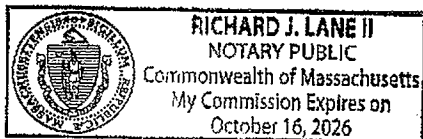


Richard J. Lane II
Notary Public
My Commission Expires: Oct. 16, 2026

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 3rd day of March, 2021, before me, the undersigned notary public, personally appeared Vincent G. MacNutt, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness who is unaffected by the document or transaction and who is personally known to the undersigned and who personally knows the individual, or personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he or she signed it voluntarily as manager as aforesaid for its stated purpose.



Richard J. Lane II
Notary Public

My Commission Expires: Oct. 16, 2026

Executed as a sealed instrument this 5th day of March, 2021

AWMW, LLC

Mark H. White
Mark H. White, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 5th day March, 2021, before me, the undersigned notary public, personally appeared Mark H. White, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he executed it voluntarily for its stated purpose as his free act and deed as Manager of AWMW, LLC.

Richard J. Lane II
Notary Public

My Commission expires: Oct. 16, 2026

