

RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE



Petitioner	<u>West Point Development Co., Inc.</u>		
Contact person	<u>Michael Kmito</u>		
Address	<u>66 Jays Lane, Hanover, MA 02339</u>		
Phone	<u>617-839-0200</u>	Email	<u>mjk828@yahoo.com.com</u>

If property owner is not the Applicant, authorization from the owner is required

Property Owner	<u>West Point Development Co., Inc.</u>		
Address	<u>66 Jays Lane, Hanover, MA 02339</u>		
Phone	<u>617-839-0200</u>	Email	<u>mjk828@yahoo.com</u>

Detailed Description of Request	<p>Request for the Town to accept McEnelly Circle in the subdivision known as Bartlett Estates as a public way.</p>
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I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances, rules and any conditions of the Town Council.

Michael J. Kmito

dotloop verified
12/17/21 3:35 PM EST
FVZX-RSQY-JRDR-IFSZ

Applicant

12/17/2021

Date

PLANNING DEPARTMENT

FORM M CONVEYANCE OF EASEMENTS AND UTILITIES



Subdivision Name	<u>Bartlett Estates</u>			
Street Name (s)	<u>McEnelly Circle</u>			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		<u>2008</u>	<u>583</u>	<u>56</u>
Assessor Map No.'s				
Applicant/Grantor	<u>West Point Development Co., Inc.</u>			
Address	<u>66 Jays Lane, Hanover MA 02339</u>			
Address2				
Phone	<u>617-839-0200</u>	Email	<u>mjk828@yahoo.com</u>	

I hereby grant to the Town of Randolph, a municipal corporation in Norfolk County, Massachusetts, with quitclaim covenants the following:

- A.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
 - A1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - A2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - A3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under the whole of McEnelly Circle (street names) in said Randolph as shown on the above referenced plan and reference to said plan is incorporated herein for a complete and detailed description of said ways.
- B.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
 - B1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - B2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - B3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under a strip of land situated in Randolph on the aforesaid plan bounded and described as follows: all as described on the recorded plan

And, for the consideration aforesaid, the said grantor does hereby Grant to the said Town of Randolph and its successors and assigns forever, all water and sewer pipes, manholes, conduits, and all appurtenances thereto that are now or hereafter constructed or installed in said McEnelly Circle (streets), and in the above described land.

And said grantor hereby covenants with the grantee that the undersigned is the lawful owner of the foregoing property; that they are free from all encumbrances; that the grantor has good right to transfer the same as aforesaid; and that the grantor will warrant and defend the same against the claims and demands of all persons.

GRANTOR'S TITLE TO PROPERTY			
Deed From	Walsh & Averett	Date	6/26/08 & 11/31/06
Recorded Deed Book	25871 & 24318	Page	23 & 225
Land Court Document		Certificate of Title	
Registration Book		Page	

This is not a homestead property

MORTGAGE TO PROPERTY			
<i>The mortgagee hereby releases unto the Town forever from the operation of said mortgages the rights and easements hereinabove granted and assents thereto.</i>			
Mortgage Holder		Date	
Address			
Recorded Deed Book		Page	
Land Court Document		Certificate of Title	
Registration Book		Page	

In witness whereof we have hereunto set our hands and seals this 17 day of December, 2021

Owner Signature Michael J. Kmito

dotloop verified
12/17/21 3:35 PM EST
6UQM-OHTZ-MCYV-YMZ8

Printed Name Michael J. Kmito

Owner Signature _____

Printed Name _____

Owner Signature _____

Printed Name _____

Owner Signature _____

Printed Name _____

Commonwealth of Massachusetts, Norfolk, ss

On this 17 day of December, 2021, before me, the undersigned notary public,
Michael J. Kmito personally appeared, proved to me through
satisfactory evidence of identification, which were personal knowledge, to be the person whose
name is signed on the preceding document, and acknowledged to me that (he) (she) signed it voluntarily for its stated
purpose.

Notary Public Todd A. Sandler

dotloop verified
12/17/21 3:11 PM EST
HHJJ-HZVY-GUJG-1EOB

Date Commission Expires 2/20/26

Todd A. Sandler



TODD A. SANDLER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
February 20, 2026

NOT DEED NOT
AN AN

We, STEVEN M. WALSH and KAREN T. WALSH, husband and wife, of Randolph, Norfolk County, Massachusetts, for consideration paid of Five Hundred Fifty Thousand Dollars (\$550,000.00), grant to WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation, of 66 Jay's Lane, Hanover, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS, the land in said Randolph, with the buildings thereon, being Lot 14 as shown on plan by J. N. McClintock, Engineer, dated July 14, 1913, filed with Norfolk Plans, Plan Book 68, Plan No. 3285, bounded and described as follows:

SOUTHERLY by Bartlett Road, one hundred ten (110) feet;
WESTERLY by Lot 13, four hundred forty (440) feet;
NORTHERLY by land now or formerly of Baxter, one hundred twenty (120) feet; and
EASTERLY by Lot 15, four hundred forty-eight (448) feet.

Containing about 49,896 square feet of land all as more particularly shown on said plan.

Said premises are conveyed subject to a grant of an easement to the Algonquin Gas Transmission Company dated June 18, 1952, recorded with Norfolk Deeds, Book 3095, Page 559.

Being the same premises conveyed to us by deed of Michael A. Thompson and Maureen K. Thompson, dated July 29, 1994 and recorded with Norfolk Deeds in Book 10610, Page 393.

WITNESS our hands and seals this 26th day of June, 2008.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P O'Donnell
WILLIAM P O'DONNELL, REGISTER

Steven M Walsh
Steven M. Walsh

Karen T. Walsh
Karen T. Walsh

COMMONWEALTH OF MASSACHUSETTS

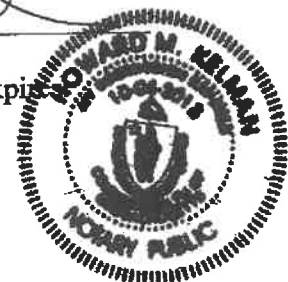
Plymouth
Norfolk, ss

June 26, 2008

Then personally appeared the above-named Steven Walsh and Karen Walsh and acknowledged the foregoing instrument to be their free act and deed before me.

CANCELLED
JUN 27 2008

[Signature]
Notary Public
My Commission Expires



16/27/08 10:29AM
100000 60324
01
\$25000.00
\$25000.00

Bk 24318 P225 #136375
11-30-2006 @ 02:50p

NOT QUITCLAIM DEED NOT

A N A N

We, WARREN O. AVERETT AND JENNIFER L. AVERETT f/k/a JENNIFER L. WILSON

OF: Randolph, Norfolk County Massachusetts COPY COPY

IN CONSIDERATION OF: Three Hundred Thousand and no/100 Dollars (\$300,000.00)

GRANT TO: WEST POINT DEVELOPMENT CO., INC. a Massachusetts Corporation having a usual place of business at 66 Jay's Lane, Hanover, Plymouth County, Massachusetts

WITH QUITCLAIM COVENANTS:

The land, in said Randolph, with the buildings thereon, being Lot 15 as shown on Plan Norroway Park, Randolph, MA, dated July 14, 1913, by J.N. McClintock, Engineer, filed with Norfolk Deeds, Plan Book 68, Plan 3285, bounded and described as follows:

SOUTHERLY by Bartlett Road one hundred twenty-six (126) feet
WESTERLY by Lot 14, four hundred forty-eight (448) feet
NORTHERLY by land of W. W. Baxter about one hundred seventy (170) feet and
EASTERLY by land of S. Hawkins four hundred ninety-five (495) feet

Containing about 66,860 square feet of land all as more particularly on said Plan.

Said premises are conveyed subject to an easement granted to Algonquin Gas Transmission Co. dated June 18, 1952, recorded with Norfolk Deeds Book 3095, Page 559.

For title see Norfolk Registry of Deeds Book 6407, Page 569.

EXECUTED as a sealed instrument this 30 day of November, 2006.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Warren O. Averett
Warren O. Averett

Jennifer L. Averett f/k/a Jennifer L. Wilson
Jennifer L. Averett f/k/a Jennifer L. Wilson

Commonwealth of Massachusetts

Norfolk, ss:

November 30, 2006

On this 30th day of November, 2006 before me the undersigned notary public, personally appeared Warren O. Averett and Jennifer L. Averett, proven to me through satisfactory evidence of identification, namely [valid motor vehicle operators license] [current federal/state government issued identification] to be the person(s) whose name(s) is/are signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

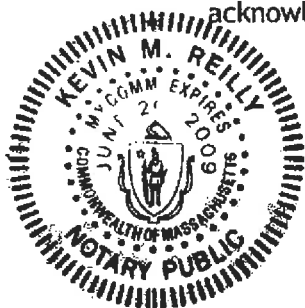
(Seal)

Notary Public Kevin M. Reilly
My commission expires: 01/26/09

CANCELLED
DEDHAM
DEEDS REG#17
NOV 30 2006
11/30/06 2:51PM 01
100000 #8273

FE \$1368.00

CASH \$1368.00



Property Address: 24 Bartlett Road, Randolph, MA 02368

N O T DEED N O T
A N A N

We, STEVEN M. WALSH and KAREN T. WALSH, husband and wife, of Randolph, Norfolk County, Massachusetts, for consideration paid of Five Hundred Fifty Thousand Dollars (\$550,000.00), grant to WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation, of 66 Jay's Lane, Hanover, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS, the land in said Randolph, with the buildings thereon, being Lot 14 as shown on plan by J. N. McClintock, Engineer, dated July 14, 1913, filed with Norfolk Plans, Plan Book 68, Plan No. 3285, bounded and described as follows:

SOUTHERLY by Bartlett Road, one hundred ten (110) feet;
WESTERLY by Lot 13, four hundred forty (440) feet;
NORTHERLY by land now or formerly of Baxter, one hundred twenty (120) feet; and
EASTERLY by Lot 15, four hundred forty-eight (448) feet.

Containing about 49,896 square feet of land all as more particularly shown on said plan.

Said premises are conveyed subject to a grant of an easement to the Algonquin Gas Transmission Company dated June 18, 1952, recorded with Norfolk Deeds, Book 3095, Page 559.

Being the same premises conveyed to us by deed of Michael A. Thompson and Maureen K. Thompson, dated July 29, 1994 and recorded with Norfolk Deeds in Book 10610, Page 393.

WITNESS our hands and seals this 26th day of June, 2008.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Steven M. Walsh
Steven M. Walsh

Karen T. Walsh
Karen T. Walsh

COMMONWEALTH OF MASSACHUSETTS

Plymouth
Norfolk, ss

June 26, 2008

Then personally appeared the above-named Steven Walsh and Karen Walsh and acknowledged the foregoing instrument to be their free act and deed before me.

CANCELLED
JUN 27 2008
DEEDS REGISTRY
NORFOLK
DEDHAM

[Signature]
Notary Public
My Commission Expires



16/27/08 10:23AM 01
10000 #6324
TAX \$2508.00
FEE \$2508.00

N O T QUITCLAIM DEED T
A N A N

WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation having
an usual place of business at 66 Jay's Lane, Hanover, Plymouth County, MA

IN CONSIDERATION OF: FOUR HUNDRED FIFTY THOUSAND and 00/100
DOLLARS (\$450,000.00)

GRANT TO: EMMANUELLE RENELIQUE and EMMANUELLA RENELIQUE, as
joint tenants and not as tenants in common

OF: 6 McEnelly Circle, Randolph, Norfolk County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings and improvements thereon in Randolph, Norfolk
County, Massachusetts, shown as **Lot 3** on a plan entitled "Definitive Plan of
Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by
Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised
May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan
Book 583, Page 56 and to which plan reference is hereby made for a more
particular description of said premises.

Lot 3 contains 12,090 square feet of land, all as shown on said plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown
on the aforementioned plan, which interest is reserved and retained by the
Grantor.

Together with the right to use McEnelly Circle in common with all others
entitled thereto for all purposes for which streets and ways are used in the
Town of Randolph.

The undersigned hereby certifies that this conveyance is not a sale or transfer
other than in the ordinary course of business and that it does not constitute a
sale of all or substantially all of the assets of the grantor corporation in the
Commonwealth of Massachusetts.

For title, see Deeds recorded Norfolk County Registry of Deeds Book 24318,
Page 225 and Book 25871, Page 23.

IN WITNESS WHEREOF, the said WEST POINT DEVELOPMENT CO., INC., has
caused its corporate seal to be hereto affixed and these presents to be signed,
acknowledged and delivered in its name and behalf by MICHAEL J. KMITO, its

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

LOCUS: 6 McEnelly Circle, Randolph, MA 02368

President and Treasurer, Thereto duly authorized, this 27th day of October, 2010.

AN AN
OFFICIAL OFFICIAL
COPY COPY
WEST POINT DEVELOPMENT CO., INC.

By: Michael J. Kmito
Michael J. Kmito, its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

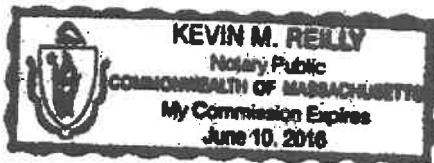
NORFOLK, SS.

On this 27th day of October, 2010, before me, the undersigned notary public personally appeared MICHAEL J. KMITO, proved to me through satisfactory evidence of identification, being

- driver's license or other state or federal government document bearing a photographic image,
- oath or affirmation of a credible witness known to me who knows the above signatory,
- ✓
— my own personal knowledge of the identify of the signatory.

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, as President and Treasurer of West Point Development Co., Inc.

Notary Public
My Commission Expires: 6/10/2016



MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-08-2010 @ 12:24pm
Ct1#: 1170 Doc#: 115532
Fee: \$2,052.00 Cons: \$450,000.00

Bk 31900 P353 #133538
11-15-2013 @ 03:27p

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
N O T
A N
CERTIFY
O F F I C I A L
C O P Y
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

N O MASSACHUSETTS STATE EXCISE TAX
A N Norfolk Registry of Deeds
Date: 11-15-2013 @ 03:27pm
C L I P 1459 Doc# 133538
Fee: \$1,860.48 Cons: \$408,000.00
O F F I C
C O P Y

QUITCLAIM DEED

WE, Andy Quan and Karen Quan, Being Married to each other

of Randolph, Massachusetts

for consideration paid, said consideration being Four Hundred Eight Thousand (\$408,000.00) Dollars

grant to James Joseph and Shelby A. Joseph, husband and wife, tenants by the entirety

of 10 McEnelly Circle, Randolph, Massachusetts

with *Quitclaim* covenants, in the following property:

The land with the buildings and improvements thereon in the Town of Randolph, Norfolk County, Massachusetts, shown as lot 4 on a plan entitled "Definitive Plan of land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded in Norfolk Registry of Deeds in Plan Book 583, Page 56, to which plan reference is hereby made for a more particular description.

Said Lot 4 contains 12,913 square feet, all as shown on said plan.

Subject to the Utility Easement as shown on the aforementioned plan.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which ways and streets are used in the Town of Randolph.

Under pains and penalties of perjury, we hereby release all rights of homestead that we may have in this property and further state that no other persons have any rights of homestead in this property.

Property Address: 10 McEnelly Circle, Randolph, Massachusetts

For title, see deed dated ~~October 28, 2009~~ ^{NOV 7} and recorded in ~~Norfolk~~ ^{Norfolk} Registry of Deeds at Book 27177, Page ~~124~~ ¹²⁴.

OFFICIAL COPY
WITNESS my hand and seal this 15 day of November, 2013.



Andy Quan



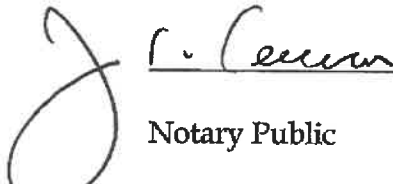
Karen Quan

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

November 15 2013

On this date, before me, the undersigned notary public, personally appeared Andy Quan and Karen Quan who proved to me through satisfactory evidence of identification, which was drivers licenses (type of identification) to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public

My Commission expires:



JOSEPH P. ANDERSON, ESQ.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 27, 2015

NOT QUITCLAIM DEED

WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation having
an usual place of business at 66 Jay's Lane, Haverhill, Plymouth County, MA

IN CONSIDERATION OF: FOUR HUNDRED TWENTY FIVE THOUSAND and
00/100 DOLLARS (\$425,000.00)

GRANT TO: STEVEN M. WALSH and KAREN T. WALSH, husband and wife as tenants by the entirety

OF: 16 McEnelly Circle, Randolph, Norfolk County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, shown as **Lot 5** on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 5 contains 17,316 square feet of land, all as shown on said plan.

Subject to Water Easement and Utility Easement as shown on the
aforementioned plan.

Subject to Easement to Algonquin Gas Transmission Co. as shown on said plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by the Grantor.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

The undersigned hereby certifies that this conveyance is not a sale or transfer other than in the ordinary course of business and that it does not constitute a sale of all or substantially all of the assets of the grantor corporation in the Commonwealth of Massachusetts.

For title, see Deeds recorded Norfolk County Registry of Deeds Book 24318, Page 225 and Book 25871, Page 23.

LOCUS: 16 McEnelly Circle, Randolph, MA 02368

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

WILLIAM P. O'DONNELL, REGISTER

Steven Walsh
16 McEnelly Circle
Bedford, MA 01730

IN WITNESS WHEREOF, the said WEST POINT DEVELOPMENT CO., INC., has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by MICHAEL J. KMITO, its President and Treasurer, hereto duly authorized, this 19th day of March, 2009.

WEST POINT DEVELOPMENT CO., INC.

By: 

Michael J. Kmito, its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

On this 19th day of March, 2009, before me, the undersigned notary public personally appeared MICHAEL J. KMITO, proved to me through satisfactory evidence of identification, being

- driver's license or other state or federal government document bearing a photographic image,
- oath or affirmation of a credible witness known to me who knows the above signatory,
- ✓ — my own personal knowledge of the identify of the signatory.

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, as President and Treasurer of West Point Development Co., Inc.


Notary Public Kevin M. Reilly
My Commission Expires: 6/26/2009

CANCELLED
MAR 26 2009
NORFOLK
RECEIVED REG#17
NORFOLK

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-26-2009 @ 12:34pm
Ct1#: 1117 Doc#: 29751
Fee: \$1,938.00 Cons: \$425,000.00

03/26/09 12:37PM 01
000000 #2133

FEE \$1938.00

CASH \$1938.00

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

Quitclaim Deed

We, Matthew R. Neel and Christine Marie Graziano-Neel, being married to each other,
of Randolph, MA

for consideration paid, and in full consideration of SIX HUNDRED TWO THOUSAND
AND 00/100 Dollars (U.S. \$602,000.00)

GRANT TO Lucy Gia Tang, individually
now of 15 Mcenelly Circle, Randolph, MA

With ***QUITCLAIM COVENANTS***

The land with the buildings and improvements thereon in Randolph, Norfolk County,
Massachusetts, shown as **Lot 6** on a plan entitled "Definitive Plan of Land Lots 1 & 2
Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc.,
which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the
Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan
reference is hereby made for a more particular description of said premises.

Lot 6 contains 20,408 square feet of land, all as shown on said plan.

Subject to 20.00 foot Water Easement as shown on the aforementioned plan. Subject to
Gas Transmission Easement as shown on the aforementioned plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the
aforementioned plan, which interest was reserved and retained by the Grantor in Deed
recorded at Book 27488, Page 397.

Together with the right to use McEnelly Circle in common with all others entitled thereto
for all purposes for which streets and ways are used in the Town of Randolph.

The Grantors hereby release any and all rights of Homestead in the premises they may
have or may be entitled to and further state under the pain and penalties of perjury that
no other person, beneficiary or entity has or is entitled to an estate of homestead in the
premises conveyed by this Deed.

Property Address: 15 Mcenelly Circle, Randolph, MA

NOT AN OFFICIAL NOT AN OFFICIAL
Meaning and intending to convey the same premises conveyed to Grantors by Deed dated December 11, 2018 and recorded with Norfolk County Registry of Deeds in Book 36513, Page 480.

Witness my hand and seal this 9th day of October, 2020,

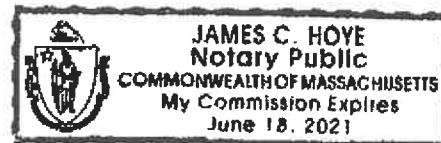

Christine Marie Graziano-Neel

COMMONWEALTH OF MASSACHUSETTS

County of: Norfolk

On this 9th day of October, 2020, before me, the undersigned notary public, personally appeared Christine Marie Graziano-Neel, proved to me through satisfactory evidence of identification, which were MA DL, 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.


Notary Public
My Commission Expires



Witness my hand and seal this 8 day of October, 2020.

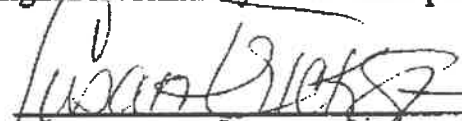

Matthew R. Neel
OFFICIAL COPY

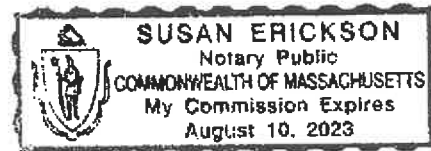
NOT
AN
OFFICIAL
COPY

COMMONWEALTH OF MASSACHUSETTS

County of: Norfolk

On this 8th day of October, 2020, before me, the undersigned notary public, personally appeared Matthew R. Neel, proved to me through satisfactory evidence of identification, which were photocopies, 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.


Notary Public Susan Erickson
My Commission Expires 8/10/2023



MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 06-12-2015 @ 03:11pm
Ct1#: 1376 Doc# 52677
Fee: \$2,006.40 Cons: \$440,000.00

Bk 33210 Pg 431 #52677
06-12-2015 @ 03:11p

O F F I C I A L
C O P Y

O F F I C I A L
C O P Y

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

QUITCLAIM DEED

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

We, Wade A. Cole and Ventrice Shillingford-Cole, Husband and Wife, of Randolph, Norfolk County, Massachusetts

For Consideration Paid and In Full Consideration Of Four Hundred Forty Thousand (\$440,000.00) Dollars

Grant To Kenneth Stokes and Christina Hill-Stokes, Husband and Wife, as Tenants by the Entirety

Of 9 McEnelly Circle, Randolph, MA

with Quitclaim Covenants

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, shown as Lot 7 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 7 contains 12,096 square feet of land, all as shown on said plan.

Subject to Drain Easement as shown on the aforementioned plan.

This conveyance specifically excludes any fee interest to McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by the Grantor.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

Being the same premises conveyed by deed dated October 9, 2009 and recorded with the Norfolk County Registry of Deeds in Book 27125, Page 457.

Grantors hereby release all rights of homestead and state that no other persons are entitled to any benefits of an existing estate of homestead.

Property Address: 9 McEnelly Circle, Randolph, MA 02368

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
O C E R T I F I C A T E
WILLIAM P. O'DONNELL, REGISTER

Bk 32372 Pg 310 #54573
07-03-2014 @ 12:19p
N O R T H A S S A C H U S E T T S S T A T E E X C I S E T A X
A N N O U N C E M E N T
Date: 07-03-2014 @ 12:19pm
File # 286 Doc # 54573
Fee: \$2,257.20 Cons: \$495,000.00
O F F I C I A L C O P Y

(Do not write above this line - For Registry Use Only)

QUITCLAIM DEED

GRANTOR: Calvin J. Zhou and Yuan Lin, a married couple

OF: 5 McEnelly Circle, Randolph, Massachusetts 02368

FOR CONSIDERATION OF: Four Hundred Ninety Five Thousand Dollars (\$495,000.00) paid,

GRANT TO: Chinyere Vivian Nwanesidu

OF: 8 Elven Road, Boston, Massachusetts 02131

WITH QUITCLAIM COVENANTS,

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, shown as Lot 8 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 8 contains 12,189 square feet of land, all as shown on said plan.

Subject to Drain Easement as shown on the aforementioned plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by West Point Development Co., Inc.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

Property Address: 5 McEnelly Circle, Randolph, Massachusetts 02368

N O T

N O T

Being the same premises conveyed to Calvin J. Zhou and Yuan Lin by deed of West Point
Development Co., Inc., dated March 1, 2012, and recorded with the Norfolk County Registry of
Deeds at Book 29727, Page 97.

Grantors hereby releases all rights of Homestead in the Premises and affirm that he or she has
no former spouse, partner or former partner in a civil union, who can claim the benefit of the
Massachusetts Homestead Act.

{THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK}


NOT
SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, THIS 30 DAY OF June 2014.
OFFICIAL COPY


Calvin J. Zhou Yuan Lin

COMMONWEALTH OF MASSACHUSETTS

County: Norfolk

On this 30 day of July 2014, before me, the undersigned notary public, personally appeared Calvin J. Zhou and Yuan Lin and proved to me through satisfactory evidence of identification, which were **Massachusetts Driver's Licenses**, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily aforesaid, for its stated purpose, and that the foregoing instrument is their 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 their knowledge and belief.


_____, Notary Public
My commission expires: 9/8/17

 **ALLEN WONG**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 8, 2017

