

DEED

A Parcel of Land located on Joyce Street, Randolph, Massachusetts

I, Barbara F. Jablonski, Trustee of the JOYCE CIRCLE REALTY TRUST, under declaration of Trust dated March 3, 2014, recorded with Norfolk County Registry of Deeds in Book 32430, Page 371 (“Grantor”), for consideration paid \$1.00, grant to, The TOWN OF RANDOLPH, a municipal corporation having an address of Town Hall, 41 South Main Street, Randolph, Massachusetts 02368 (the “Grantee”) with quitclaim covenants

(DESCRIPTION)

The land in Randolph, Norfolk County, Massachusetts, shown on a plan entitled “Plan of Easement Randolph, Mass.” dated July 9, 1976, drawn by De Ca Engineering, Inc., Land Surveyors, and recorded with said Deeds in P.B. 256, Pl. 492, bounded and described according to said Plan as follows:

NORTHERLY	by land n/f of Frank of Lena Wales, One Hundred Eighty-Eight and 00/100 (188.00) feet;
EASTERLY	by Lot A shown on said Plan, One Hundred Twenty-Eight and 65/100 (128.65) feet;
SOUTHWESTERLY	by land n/f of Maury A. of Ruth E. Simonds and by the southerly portion of the 40’ Roadway + Utilities Easement as shown on said Plan, a total of One Hundred Ninety-Three and 81/100 (193.81) feet, more or less; and
NORTHWESTERLY	Sixty-two and 00/100 (62.00) feet.

Being the area designated “not a building lot 16,790 ± s.f.” and the abutting portion of the roadway and utilities easement. Meaning and intending to convey and hereby conveying all the land in York Estates conveyed to me by York Const. Co., Inc. by deed dated June 25, 2014, recorded with said Deeds in Book 32430, Page 378, which had not been previously conveyed by it.

Subject to easements for Mary Lee Brook, roadway + Utilities shown on said Plan.

Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements, and reservations of record, if any there be insofar as the same may be in force and applicable.

[Remainder of Page intentionally left blank. Signatures follow on the following page(s).]

Witness our hand and seals this _____ day of _____, 2022.

Barbara F. Jablonski, Trustee of the JOYCE
CIRCLE REALTY TRUST

Commonwealth of Massachusetts
Norfolk County, ss.

On this _____ day of _____, 2022, before me, the undersigned notary public, personally appeared Barbara F. Jablonski, Trustee of the JOYCE CIRCLE REALTY TRUST, proved to me through satisfactory evidence of identification, which were photographic identification with signature issued by federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose names is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of the JOYCE CIRCLE REALTY TRUST, and swore under the pains and penalties of perjury that the foregoing statements are true.

Notary Public
My commission expires:

ACCEPTANCE AND AGREEMENT

by the Town of Randolph

I, the undersigned Town Manager of the Town of Randolph, hereby certify that at a public meeting duly held on the ____ day of _____, 2022, the Randolph Town Council, with my recommendation, voted to accept and confirm the terms of the foregoing Deed hereby confirming the Town's obligations set forth in the Deed with respect to the easements granted or confirmed therein, all of which are agreed to and assumed by the Town.

EXECUTED under seal as of the _____ day of _____, 2022.

TOWN OF RANDOLPH
BY ITS TOWN MANAGER

Brian Howard

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, SS.

On this _____ day of _____, 2022, before me, the undersigned notary public, personally appeared Brian Howard, as the Town Manager of the Town of Randolph, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person(s) whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the Manager of the Town.

Notary Public
My commission expires: