**corrective Quitclaim deed**

**The Townsend Conservation Land Trust, Inc.** (“Grantor”), a Massachusetts charitable corporation, in consideration of nominal consideration of less than One Hundred and 00/100 Dollars ($100.00), hereby

Grants to the **North County Land Trust, Inc.** (“Grantee”), a Massachusetts charitable conservation organization with a business address of 325 Lindell Ave, Leominster, MA 01453, with Quitclaim Covenants,

The following parcels of vacant land (collectively, the “Premises”):

1. The parcel off the westerly side of Clement Road, Townsend, containing 630,841 square feet shown and identified as Parcel A on a plan entitled “Plan of Land, Townsend, Mass., prepared for John V. Aho, Scale: 1” = 60’, December 30, 2003, by Applewood Survey Co., Terrence M. Ryan, MLS 37057,” recorded with Middlesex South Registry of Deeds as Plan No. 113 of 2004. For Grantor’s title see deed recorded on June 23, 2010 at Book 54868, Page 583. (Assessor’s parcel 15-11-4.)

Property addresses: Parcels A, B & C, Clement Road; Parcel D, Fitchburg Road; Parcel 16-14 Fitchburg Road; Parcel I, off Main Street; 12.65 acres, Greenville Road; 43 acres, Greenville Road; and 14.81 acres, West Meadow Road; Townsend

1. The parcel on the westerly side of Clement Road, Townsend, containing 26,867 square feet shown and identified as Parcel B on a plan entitled “Plan of Land, Townsend, Mass., prepared for John V. Aho, Scale: 1” = 60’, dated June 28, 2004, by Applewood Survey Co., Terrence M. Ryan, MLS 37057,” recorded with Middlesex South Registry of Deeds as Plan No. 810 of 2004. For Grantor’s title see deed recorded on April 25, 2007 at Book 49343, Page 13. (Part of Assessor’s parcel 15-11-3.)
2. The parcel on the westerly side of Clement Road, Townsend, containing 4,231 square feet shown and identified as Parcel C on a plan entitled “Plan of Land, Townsend, Mass., prepared for John V. Aho, Scale: 1” = 60’, dated June 28, 2004, by Applewood Survey Co., Terrence M. Ryan, MLS 37057,” recorded with Middlesex South Registry of Deeds as Plan No. 810 of 2004. For Grantor’s title see deed recorded on April 25, 2007 at Book 49343, Page 12. (Part of Assessor’s parcel 15-11-3.)
3. The parcel on the westerly side of Fitchburg Road, Townsend, containing 19,475 square feet and shown and identified as parcel D on the plan of land entitled “Plan of Land, Townsend, Mass., prepared for John V. Aho, Scale: 1” = 60’, dated June 28, 2004, by Applewood Survey Co., Terrence M. Ryan, MLS 37057,” recorded as Plan No. 810 of 2004. For Grantor’s title see deed recorded on June 10, 2010 at Book 54807, Page 249. (Part of Assessor’s parcel 15-11-3.)
4. The parcel on the westerly side of Fitchburg Road and easterly side of Clement Road, Townsend, containing 56,652 square feet and which was all the remaining land owned by John V. Aho from the parcel described in the deed recorded in Book 26285, Page 428. For Grantor’s title see deed recorded on April 25, 2007 at Book 49343, Page 14. (Assessor’s parcel 16-14-0.)
5. Parcel I as described in the deed from Nancy A. Ernest to the Townsend Land Conservation Trust recorded on June 17, 2008 at Book 51319, Page 156. Parcel I being land located north of and off Main Street (Assessor’s parcel 26-33-0).
6. The parcel of land in Townsend located off the easterly side of Greenville Road containing twelve and sixty-five hundredths (12.65) acres more or less as shown on a plan entitled “Land in Townsend, Mass. Owned by Donald E. Bingham, August 29, 1988, Whitman & Bingham Assoc. – Reg. Engr. & Surveyors 305 Whitney Street, Leominster, Mass. 01453” recorded on December 12, 1988 as Plan Number 1726 of 1988. For Grantor’s title see deed recorded on February 13, 2008 at Book 50714, Page 142. (Assessor’s parcel 6-5-2).
7. Two parcels of land:

First being the parcel on the easterly side of Greenville Road containing forty-three (43) acres more or less (Assessor’s parcel 6-7-1), and

Second being the parcel of land located on the southerly side of West Meadow Road along the Ashby town line shown and identified as “644,939± S.F. 14.81 acres” on a plan entitled “Plan of Land in Townsend Massachusetts prepared for Townsend Conservation Land Trust, Inc. by Dillis & Roy Civil Design Group, scale 1 inch = 100 feet,” record as Plan 876 of 2022 (Assessor’s parcel 4-5-0), bounded as follows:

Beginning at an oak stake on the south side of Davis Road (in Ashby) and West Meadow Road (in Townsend) at the Ashby-Townsend town line and being Premise’s most northerly point, thence heading:

S 82° 44’ 52” E Thirty five and 29/100 feet (35.29) along West Meadow Road to a drill hole in a stone bound;

S 09° 19’ 59” E One Thousand one hundred thirty and 66/100 feet (1,130.66) along land n/f Town of Townsend, to a leaning field stone bound at a stone wall;

N 79° 49’ 35” E Two hundred six and 98/100 feet (206.98) along a stone wall to a drill hole at a corner of stone walls;

S 33° 07’ 22” E One hundred eighty-seven and 90/100 feet (187.90) along a stone wall to a point;

S 35° 20’ 26” E Two hundred five and 78/100 feet (205.78) along a stone wall to a point;

S 32° 40’ 47” E Two hundred forty-six and 10/100 feet (246.10) along a stone wall to a point;

S 33° 49’ 32” E One hundred nine and 31/100 feet (109.31) along a stone wall to a drill hole at an intersection of stone walls;

S 75° 47’ 08” W Seven hundred forty and 58/100 feet (740.58) along land n/f Foresman Family Realty Trust and a stone wall through a drill hole to a point at land n/f of Peter A. Murray and Amanda L. Murray;

N 01° 39’ 30” W Twenty-four and 75/100 feet (24.75) to a point;

N 19° 13’ 05” W Sixty-one and 62/100 feet (61.62) to a point;

N 26° 36’ 47” W Ninety-two and 85/100 feet (92.85) to a point;

N 39° 02’ 14” W One hundred thirty-four and 14/100 feet (134.14) to a drill hole at the end of a stone wall;

N 77° 40’ 15” W Twenty-two and 63/100 feet (22.63) along a stone wall to a point;

N 65° 37’ 37” W Sixteen and 51/100 feet (16.51) along a stone wall to the Ashby/Townsend town line; and

N 02° 18’ 08” E One thousand six hundred eight and 13/100 feet (1,608.13) along the Ashby/Townsend town line and land n/f DiMartino to an oak stake on the south side of Davis Road (in Ashby) and West Meadow Road (in Townsend) and being the point of beginning.

For Grantor’s title to both parcels see deed recorded on June 4, 2007 at Book 49555, Page 447. See also Attorney’s Affidavit of Title recorded on April 25, 2023 at Book 81458, Page 500 regarding the Premise’s boundary line with Foresman Family Realty Trust property as it affects the second parcel.

Meaning and intending to convey and hereby granting all of Grantor’s land located in the Town of Townsend, Massachusetts to the Grantee. (See Grantor’s deeds to Massachusetts Division of Fisheries and Wildlife recorded on February 9, 2022 at Book 79661, Page 194 and to the Town of Townsend recorded on May 17, 2023 at Book 81542, Page 197.)

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

This corrective deed includes Parcel A on Clement Road, inadvertently not included in original deed recorded on May 26, 2023 at Book 81583, Page 362 and corrected assessors map and parcel numbers and deed references.

**No deed stamps are due pursuant to GL c.64D, §1.**

Witness our hands and seals this \_\_\_\_\_\_\_\_ day of July 2023.

Veronica Kell, President

Townsend Conservation Land Trust, Inc.

Dennis Argo, Treasurer

Townsend Conservation Land Trust, Inc.

**Commonwealth of Massachusetts**

Middlesex, ss.

On this \_\_\_\_\_\_ day of July 2023, before me, the undersigned notary public, personally appeared Veronica Kell, President, and Dennis Argo, Treasurer, of the Townsend Conservation Land Trust, Inc. personally known to me to be the persons whose name are signed above and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public: Ray Lyons

My Commission expires: May 30, 2025