



NAN BALMER  
TOWN ADMINISTRATOR  
TEL. (508) 358-7755

[www.wayland.ma.us](http://www.wayland.ma.us)

# TOWN OF WAYLAND

41 COCHITUATE ROAD

WAYLAND, MASSACHUSETTS 01778

BOARD OF SELECTMEN

LEA T. ANDERSON  
MARY M. ANTES  
LOUIS M. JURIST  
CHERRY C. KARLSON  
DOUGLAS A. LEVINE

November 7, 2017

Mr. and Mrs. Thomas D. Greenaway  
26 Jeffrey Road  
Wayland, MA 01778

Re: Open Space at 52-60 Rice Road (Wayland, Massachusetts)

Dear Mr. and Mrs. Greenaway:

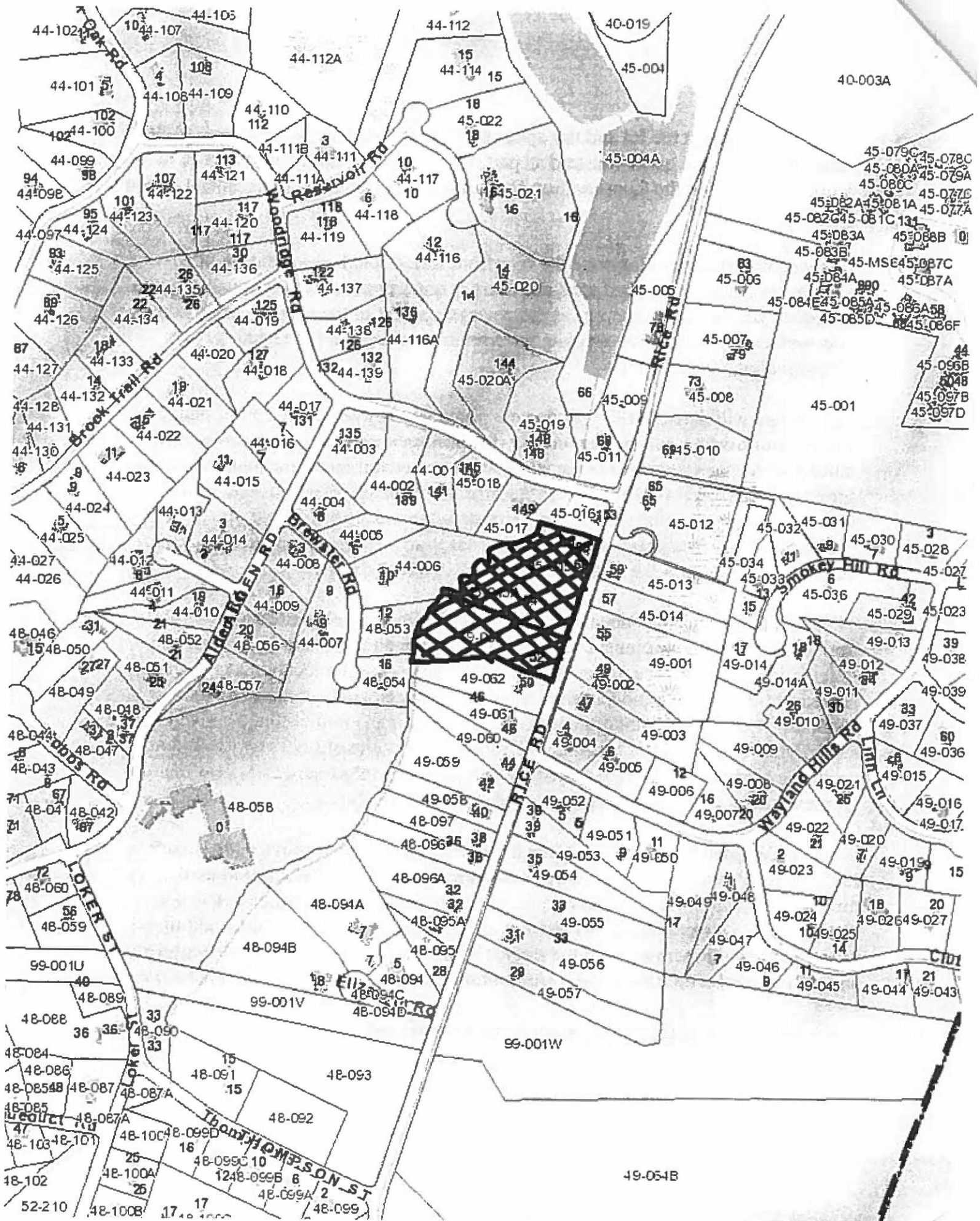
The Wayland Board of Selectmen acknowledges your conveyance to the Town of Wayland, acting by and through its Conservation Commission, of a parcel of "Open Space," containing 2.32 acres, more or less, shown on a plan entitled "Proposed Land Plan of #52-60 Rice Road in Wayland, MA," dated July 20, 2017, recorded with the Middlesex South District Registry of Deeds as Plan 728 of 2017. Aside from the nominal consideration noted in the deed for the Open Space parcel, the Town did not receive any goods or services for said parcel.

Very truly yours,

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Lea Anderson, Chair  
Wayland Board of Selectmen

52-62 Rice Road Cons. Cluster



**QUITCLAIM DEED**

We, **THOMAS D. GREENAWAY (a/k/a Thomas Greenaway)** and **SARAH M. GREENAWAY (a/k/a Sarah Greenaway)**, a married couple, of 26 Jeffrey Road, Wayland, Massachusetts 01778, for consideration paid of One Dollar (\$1.00), do hereby grant to the **TOWN OF WAYLAND**, a Massachusetts municipal corporation, acting by and through its Conservation Commission, pursuant to G.L. c. 40, §8C, having an address of 41 Cochituate Road, Wayland, Massachusetts 01778 ("Grantee")

*with QUITCLAIM COVENANTS*

A certain parcel of land situated in Wayland, Middlesex County, Massachusetts, and being shown as "Open Space" on a plan entitled, "Proposed Land Plan of #52-60 Rice Road, Wayland, MA," Owners: Tom and Sarah Greenaway, dated July 20, 2017, prepared by Sullivan, Connors and Associates, recorded with the Middlesex South District Registry of Deeds as Plan No. 728 of 2017. Said parcel contains 100,988+/- square feet (2.32 acres) of land, according to said plan to which reference is hereby made for a more particular description.

Said parcel is conveyed together with the right of the Grantee and the public to use the "15' Wide Open Space Access Easement" located upon Lot 4, for pedestrian access shown on said plan for passage to and from Rice Road to the parcel described above, in common with all others entitled thereto, and subject to the rights of the owners of Lots 3, 4 and 5 on said plan to use the Common Driveway Easement also shown on said plan. The owners of Lots 3, 4 and 5 shall maintain, repair and replace the access easement in accordance with the terms and provisions of the Common Driveway Easement Maintenance Agreement, recorded with the Middlesex South District Registry of Deeds in Book \_\_\_\_\_, Page \_\_\_\_\_, and with the rules and regulations, directions and guidelines of the Wayland Conservation Commission from Rice Road to the terminus of the Common Driveway Easement, at which point responsibility

for the maintenance, repair and replacement of the access easement shall be the responsibility of the Wayland Conservation Commission.

For Grantors' title see deed dated May 12, 2016 and recorded with the Middlesex South District Registry of Deeds in Book 67289, Page 25; deed dated June 18, 2014 and recorded with the Middlesex South District Registry of Deeds in Book 63774, Page 456 and deed dated August 25, 2006 and recorded with the Middlesex South District Registry of Deeds in Book 48050, Page 534.

The Grantors hereby release any and all rights of homestead in said premises and certify under the pains and penalties of perjury that there are no other persons entitled to protection of the Homestead Act.

*\*\*\*signatures on following page\*\*\**

WITNESS our hands and seals this \_\_\_\_\_ day of October, 2017.

\_\_\_\_\_  
Thomas D. Greenaway

\_\_\_\_\_  
Sarah M. Greenaway

**COMMONWEALTH OF MASSACHUSETTS**

\_\_\_\_\_, ss.

On this \_\_\_\_ day of October, 2017, before me, the undersigned notary public personally appeared the above named Thomas D. Greenaway and Sarah M. Greenaway who proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the persons whose names are signed on the preceding or attached document, 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, and acknowledged to me that they signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My commission expires:

ACCEPTANCE BY CONSERVATION COMMISSION

The Town of Wayland, acting by and through its Conservation Commission pursuant to the authority granted by G.L. c. 40, §8C, hereby accepts the care, custody, management and control of property described in a deed from Thomas D. Greenaway and Sarah M. Greenaway on this 16th day of November, 2017.

TOWN OF WAYLAND,  
By its Conservation Commission

\_\_\_\_\_  
Sherre Greenbaum, Chair

\_\_\_\_\_  
Tom Klem

\_\_\_\_\_  
Joanne B. Barnett

\_\_\_\_\_  
Sean P. Fair

\_\_\_\_\_  
Barbara Howell

\_\_\_\_\_  
Thomas Davidson

\_\_\_\_\_  
John Sullivan

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 16<sup>th</sup> day of November, 2017, before me, the undersigned Notary Public, personally appeared \_\_\_\_\_, member of the Wayland Conservation Commission, who proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, 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 a member of the Conservation Commission of the Town of Wayland.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

APPROVAL BY BOARD OF SELECTMEN

On this 7th day of November, 2017, the Town of Wayland, acting by and through its Board of Selectmen, hereby approves the acceptance by the Wayland Conservation Commission of a deed from Thomas Greenaway and Sarah Greenaway, said property to be under the care, custody, management and control of the Wayland Conservation Commission, under the provisions of G.L. c. 40, §8C.

TOWN OF WAYLAND,  
By its Board of Selectmen

\_\_\_\_\_  
Lea Anderson, Chair

\_\_\_\_\_  
Cherry C. Karlson, Vice Chair

\_\_\_\_\_  
Mary M. Antes

\_\_\_\_\_  
Louis M. Jurist

\_\_\_\_\_  
Douglas A. Levine

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 7th day of November, 2017, before me, the undersigned Notary Public, personally appeared \_\_\_\_\_, member of the Wayland Board of Selectmen, as aforesaid, who proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, 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 on behalf of the Town of Wayland.

\_\_\_\_\_  
Notary Public  
My Commission Expires: