

Middlesex South Registry of Deeds  
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Recording Information

Document Number : 1493  
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Number of Pages(including cover sheet) : 3  
Receipt Number : 2968566  
Recording Fee (including excise) : \$2,207.00

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MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 01/05/2024 09:15 AM  
Ctrl# 384598 12906 Doc# 00001493  
Fee: \$2,052.00 Cons: \$450,000.00  
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**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

Property address: 35 Nickerson Road, Ashland, MA 01721

QUITCLAIM DEED

I, Paul F. Flaherty, Trustee of the Willow Tree Realty Trust u/d/t dated June 12, 1985 recorded with the Middlesex South District Registry of Deeds in Book 16218, Page 313, as amended, as evidenced by a Trustee's Certificate dated May 13, 2020 recorded with said Deeds in Book 74787, Page 100, of Framingham, Massachusetts for consideration paid and in full consideration of Four Hundred Fifty Thousand and 00/100 (\$450,000.00) dollars, grant to ORB Investments LLC, a Massachusetts limited liability company with a principal place of business of 7 Daisley Place, Framingham, Massachusetts 01701

*with quitclaim covenants,*

The land in Ashland, Middlesex County, Massachusetts, with the buildings thereon, shown as a parcel containing 16,000 square feet, more or less, on Plan entitled "Plan of Land in Ashland, property of Anna DeCoff, Sept. 4, 1952, Schofield Brothers, Reg. Civil Engineers", recorded with Middlesex South District Registry of Deeds as Plan No. 1607 of 1952, Book 7965, Page 13, being more particularly bounded and described as follows:

- Southerly by Nickerson Road, 100.00 feet;
- Westerly by land now or formerly of Anna DeCoff, 160.00 feet;
- Northerly by other land now or formerly of Anna DeCoff, 100.00 feet; and
- Easterly by land now or formerly by George Munga, et ux, 160.00 feet.

For Grantor's title see Deed dated June 12, 1985, recorded with the Middlesex South District Registry of Deeds in Book 16218, Page 322.

Grantor hereby affirms under the penalties of perjury that the property conveyed herein was not the owner-occupied principal residence of the Grantor and thus is not Homestead Property.

[Signature Page Follows]

Witness my hand and seal this 4<sup>th</sup> day of January, 2024.

Paul F. Flaherty, Trustee  
Paul F. Flaherty, Trustee of the  
Willow Tree Realty Trust

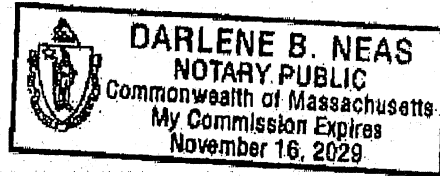
**COMMONWEALTH OF MASSACHUSETTS**

County of Middlesex

January 4, 2024

On this 4<sup>th</sup> day of January, 2024, before me, personally appeared Paul F. Flaherty, Trustee of the Willow Tree Realty Trust, and proved to me through satisfactory evidence of identification, which was MA driver's license, to be the person whose name is signed on the above document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Darlene B. Neas  
Notary Public:  
My Commission Expires:



cmejht#778762