

Know all men by these Presents

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#412

That The Needham Co-operative Bank, of Needham, Massachusetts, the mortgagee named in a certain mortgage given by EDWIN M. WAINWRIGHT and BERTHA HICKS WAINWRIGHT

dated April 14, A. D. 19 54 and recorded with Norfolk deeds, Book 3253 Page 360 hereby acknowledges that it has received full payment and satisfaction of the same, and in consideration thereof it hereby cancels and Discharges said mortgage.

In witness whereof, The Needham Co-operative Bank has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Amos H. Shepherdson, its Treasurer, this ninth day of May A. D. 1956 .

THE NEEDHAM CO-OPERATIVE BANK, By Amos H. Shepherdson Treasurer.

Commonwealth of Massachusetts

Norfolk, ss. May 11, 1956 Then personally appeared the above named Amos H. Shepherdson, Treasurer, and acknowledged the foregoing instrument to be the free act and deed of The Needham Co-operative Bank. Before me,

ERNEST R. KEITH NOTARY PUBLIC

Ernest R. Keith Notary Public.

My Commission Expires March 18, 1961

Recorded July 5, 1956 at 3h.20m. P.M.

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

At a meeting of the County Commissioners for the County of Norfolk, held at Dedham, within and for said County, on the twelfth day of June, 1956, by adjournment of their April meeting next preceding:-

The petition of JOHN W. MAHAR and others of BRAINTREE, in said County, represents as follows:-

Commonwealth of Massachusetts

Norfolk, ss.

To the Honorable the County Commissioners of the County of Norfolk:

Respectfully represent your petitioners, inhabitants of the Town of BRAINTREE in said County, that common convenience and necessity require that the way known as TOWN STREET, a public way in said town, be relocated between Granite Street and Pond Street for the purpose of widening said way.

Refer to Reel No 872-875-1956 Pl. Book 207.

See Vol. 3490 P. 569.

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Wherefore your petitioners pray that said way may be re-located within the limits above specified.

Dated March 23, 1954.

John W. Mahar
Herbert B. Hollis
Fred A. Tenney
Joseph M. Magaldi

Ralph M. Soule
Edward J. Rose
Mitchell W. Gawlowicz
William G. Dyer

* * * * *

This petition was presented to the Commissioners and duly entered at a meeting of said Commissioners, held at Dedham, aforesaid on the sixth day of April, 1954, by adjournment of their December meeting next preceding: and the twenty-seventh day of April, 1954 and three o'clock in the afternoon at the Court House in Dedham were appointed by said Commissioners as the time and place for commencing and proceeding to view the premises; and they thereupon caused a copy of said petition, and of order of notice thereon, to be served upon the Clerk of the Town of BRAINTREE being the town within which such relocation of way was prayed for, fifteen days at least before the time appointed for said view: and also caused copies of an abstract of said petition and of said order of notice to be posted in two public places in said town: and to be published in the BRAINTREE OBSERVER, a newspaper published in said county, said posting and publication having been seven days at least before the time and place appointed for said view, that all persons and corporations interested for or against said petition, might then and there appear and be heard if they saw fit.

And on the said twenty-seventh day of April, 1954, the Commissioners, Frederick A. Leavitt, Russell T. Bates and Clayton W. Nash, met at the time and place specified in said order: when and where the petitioners appeared and the Town of BRAINTREE was represented by its Selectmen; and the said Commissioners then viewed the route and premises, and heard all persons and corporations interested; and no party interested objected: and thereupon the said Commissioners did adjudge that common convenience and necessity require that said way be re-located as prayed for in said petition.

And thence the same was continued and adjourned from time to time to a meeting of said Commissioners held at the Town Hall in Braintree on the eighth day of June, 1954 when and where the Commissioners further heard the petitioners and owners of property to be taken or affected by said proceedings and thence

the same was continued and adjourned from time to time to a meeting of said Commissioners held at Dedham aforesaid on the third day of April, 1956 when and where upon the adjudication aforesaid, the Commissioners appointed the twenty-fourth day of April, 1956 and four o'clock in the afternoon at the Court House in said Dedham as the time and place when they would proceed to and take such action in relation to said adjudication as by law they might be authorized to do.

And having given notice of such adjudication and of the time and place appointed, and for the purpose aforesaid in the same manner as the notice and publication were given and made before first proceeding to view, the said Commissioners met at the time and place appointed and then and there heard all persons and corporations interested, and said hearing was continued and adjourned from time to time to this meeting.

And now the Commissioners, Russell T. Bates, Clayton W. Nash and Everett M. Bowker, by courses and distances, metes and bounds, do relocate said TOWN STREET as prayed for in said petition.

And the lines of said relocation of said TOWN STREET are as follows:-

The westerly line begins at a stone bound on the northerly line of Pond Street; thence northeasterly by a curve with a radius of 20.00 ft. a distance of 30.75 ft. to a stone bound; thence N-7-01-W a distance of 462.42 ft. to a stone bound; thence continuing on the same course a distance of 400.00 ft. to a stone bound; thence by a curve to the right with a radius of 650.00 ft. a distance of 265.65 ft. to a stone bound; thence N-16-24-E a distance of 102.37 ft. to a stone bound; thence by a curve to the left with a radius of 400.00 ft. a distance of 223.40 ft. to a stone bound; thence N-15-36-W a distance of 457.70 ft. to a stone bound; thence by a curve to the right with a radius of 2050.00 ft. a distance of 540.76 ft. to a stone bound; thence N-00-29-10-W a distance of 435.04 ft. to a stone bound; thence by a curve to the left with a radius of 20.00 ft. a distance of 55.56 ft. to a stone bound which is on the easterly line of Granite Street as laid out by the Norfolk County Commissioners by Return dated May 29, 1934.

The easterly line begins at a stone bound on the northerly line of Pond Street; said bound being N-81-05-E a distance

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of 19.35 ft., N-80-51-50-E a distance of 50.03 ft. and N-83-27-E a distance of 19.84 ft. from the first bound on the westerly line as above described; thence northwesterly by a curve with a radius of 20.00 ft. a distance of 31.25 ft. to a stone bound; thence N-7-01-W a distance of 460.08 ft. to a stone bound; thence continuing on the same course a distance of 400.00 ft. to a stone bound; thence by a curve to the right with a radius of 600.00 ft. a distance of 245.22 ft. to a stone bound; thence N-16-24-E a distance of 102.37 ft. to a stone bound; thence by a curve to the left with a radius of 450.00 ft. a distance of 251.33 ft. to a stone bound; thence N-15-36-W a distance of 457.70 ft. to a stone bound; thence by a curve to the right with a radius of 2000.00 ft. a distance of 527.57 ft. to a stone bound; thence N-00-29-10-W a distance of 620.78 ft. to a stone bound; thence by a curve to the right with a radius of 294.59 ft. a distance of 114.86 ft. to a stone bound which is on the easterly line of Granite Street as laid out by the Norfolk County Commissioners by Return dated May 29, 1934; said bound being N-20-20-50-E and N-21-51-10-E a distance of 7.71 ft. a distance of 303.31 ft. from the last bound on the westerly line as above described.

The easterly line heretofore described, in general, is 50.00 feet easterly from and parallel to the westerly line.

And the said Commissioners do hereby take for the purposes of a highway all the fee and rights incident to a public highway in the lands included within the lines of location hereinbefore described and the grade thereof is established all as shown upon a plan entitled "Plan and Profile showing the Relocation and Widening of Town Street, Braintree between Pond Street and Granite Street as made by the Norfolk County Commissioners by Return dated June 12, 1956. Horizontal Scale: 1 inch = 40 feet; Vertical Scale: 1 inch = 8 feet. Wallace S. Carson, County Engineer". and signed by "Russell T. Bates, Chairman" which plan is filed herewith and made a part of this Return in accordance with the provisions of Chapter 79 of the General Laws, and all acts and amendments thereof and in addition thereto.

And the said Commissioners do likewise further take all the easements in lands adjoining the location of said way as hereby established, consisting of the right to have the lands of said location protected by having the surface of the adjoining

land slope from the lines of said location as indicated on said plan.

And permanent stone bounds will be erected at the termini and angles of said way relocated as aforesaid.

And it is determined by the Commissioners that all portions of the existing highway lying outside the lines herein established are hereby discontinued.

And it is determined by the Commissioners, that the Inhabitants of the Town of BRAINTREE, do within five years from the date of this Return and Order complete said way in a thorough and workmanlike manner and to the acceptance of the County Commissioners.

The travelled part of said way shall be constructed not less than twenty-seven (27) feet in width.

Suitable sidewalks, gutters, culverts, retaining walls, fences and railings shall be constructed, wherever, in the opinion of the County Commissioners, they are needed, provided, however, no trees more than one and one half inches in diameter one foot above the ground shall be removed in the course of work done under this paragraph until the County Commissioners have been given notice of the intention to remove such trees and their assent thereto in writing has been given to the Inhabitants of the Town of BRAINTREE.

And it is determined by the Commissioners that all the expense of making the relocation of way prescribed in this Return and Order including the expense of constructing said way, and all land and other damages and expenses incident thereto, be paid by the Inhabitants of the Town of BRAINTREE.

And the Commissioners have heard the proprietors of lands and property, rights and interests, taken or affected by these proceedings, and have considered and estimated the damages sustained in the premises, having had regard to all the damages done to the parties respectively, whether by taking their property or injuring it in any manner, and having allowed by way of set off, the benefits, if any, to the property of said parties in the premises, and do estimate and determine the damages to be paid to said parties respectively, in the sums hereafter named; the same to be paid to said parties respectively by the Inhabitants of the Town of BRAINTREE when the lands hereby taken and over which said way is hereby located, have

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been entered upon and possession taken, for the purpose of constructing said way.

<u>Parcel Number</u>	<u>Owner</u>	<u>Approximate Sq.Ft. Taken</u>	<u>Tax Allowance</u>	<u>Award</u>
1.	Edmond M. Richardi et ux Mtg: Braintree Cooperative Bank	1370 Slope easement	.76	75.00
2.	Martha M. Sullivan	300 Slope easement	.63	25.00
3.	Peter F. D'Amico et ux Mtg: North Weymouth Cooperative Bank	135 Slope easement	.21	25.00
4.	Fred A. Hayden et al	130 Slope easement	.17	25.00
5.	John A. Draper et ux Mtg: Braintree Cooperative Bank	160 Slope easement	.20	25.00
6.	Francis Eranio et ux	250 Slope easement	.27	25.00
7.	Alexander A. Graziano et ux	650 Slope easement	.52	100.00
8.	Ferdinand J. Corvi et ux Mtg: The Braintree Cooperative Bank	450 Slope easement	.29	40.00
9.	Albert A. Comoletti et ux Mtg: Uphams Corner Cooperative Bank	380 Slope easement	.24	40.00
10.	John B. Calcagno et ux	415 Slope easement	.26	10.00
11.	Robert T. Comoletti and Giuseppi Ingegneri	340 Slope easement	.19	10.00
12.	Sarah M. O'Brien	210 Slope easement	.38	15.00
13.	Allen C. Hirtle et ux Mtg: Home Savings Bank	350	.50	25.00

<u>Parcel Number</u>	<u>Owner</u>	<u>Approximate Sq.Ft. Taken</u>	<u>Tax Allowance</u>	<u>Award</u>
14.	Frank P. D'Agostino et ux Mtg: The Provident Institution for Savings in the Town of Boston	330	.53	25.00
15.	Roland H. J. Jasmin et ux Mtg: The Provident Institution for Savings in the Town of Boston	500	.83	50.00
16.	Elena M. Guzzetta	830	1.53	75.00
17.	Francis J. O'Brien et ux Mtg: Roger Lakin	350	.21	10.00
18.	Walter O. Hanson et ux Mtg: Braintree Cooperative Bank	120	.07	10.00
19.	Salvatore Leo Mtg: Braintree Savings Bank	430	.09	25.00

20.	Francis R. Darche et ux Mtg: Braintree Savings Bank	480	.46	25.00
21.	Frank J. Campbell	570	.29	25.00
22.	Andrew E. Hagman Mtg: South Weymouth Savings Bank	455	.42	10.00
23.	Howard K. Day	25	.02	1.00
24.	Town of Braintree	39400	-	-
25.	Jennie Melrose	2250	1.03	100.00
26.	Mildred Orinofsky	1050	.84	75.00
27.	Fred G. Haffner et ux Mtg: Wollaston Federal Savings and Loan Association	4160	1.59	100.00
28.	Lucius Manganello et ux Mtg: Braintree Savings Bank	1960	1.16	600.00
29.	Jerry F. Preston	1360	3.68	100.00
30.	Margaret J. Tarr Mtg: Braintree Cooperative Bank	1040	.38	75.00
31.	Lawson B. Twitchell et ux	1270	1.60	275.00
TOTAL				\$ 2021.00

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And having heard the proprietors of lands and property, rights and interests, taken or affected by these proceedings, the Commissioners direct that all said proprietors shall have the right to take off their timber, wood and trees and to remove their buildings, structures, hedges, walls and fences from the lands so taken, at any time within six months from the date on which entry is made or possession taken for the purpose of constructing said way.

RUSSELL T. BATES

CLAYTON W. NASH

EVERETT M. BOWKER

COUNTY COMMISSIONERS

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

At a meeting of the County Commissioners, held at Dedham, on Tuesday, the twelfth day of June, 1956, by adjournment of their April meeting next preceding;-

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ORDERED: that the foregoing Return and Order be filed, accepted and recorded, and that an attested copy thereof be transmitted to the Clerk of the Town of BRAINTREE within which the limits of said highway described therein lies, that the same may be recorded by said Clerk, within ten days, in the book of records kept in said town for that purpose.

RUSSELL T. BATES

CLAYTON W. NASH

EVERETT M. BOWKER

COUNTY COMMISSIONERS

A true copy,

ATTEST: A.C. Kelly Asst. CLERK

Recorded July 5, 1956 at 3h.32m.P.M.

RNB:cm
May 8, 1956

TERMINATION OF SUNNYLEA TRUST

WHEREAS Sunnylea Trust was established by an Agreement and Declaration of Trust dated March 6, 1942, and executed by Harold L. Niles of Wellesley, Massachusetts and Earle S. Butterfield of Newton, Massachusetts;

WHEREAS the said Trust was amended by an agreement dated February 29, 1952;

WHEREAS the said Agreement and Declaration of Trust was recorded in the Registry of Deeds for Norfolk County, Massachusetts at Volume 2383, Page 44, and the said amendment was recorded in the said Registry at Volume 3100, Page 529;

WHEREAS the said Niles is now the Trustee of said Trust and he and the said Butterfield are the only beneficiaries thereof;

WHEREAS paragraph 9 of the said Agreement and Declaration of Trust provides that the beneficiaries may by affirmative vote at a meeting called for the purpose terminate the Trust;
and