

QUITCLAIM DEED

[130 Plain Road, Wayland, Massachusetts]

The Wayland Housing Authority, a housing authority duly established and existing under Massachusetts General Laws Chapter 121B and having its usual place of business at 106 Main Street, Wayland, Middlesex County, Massachusetts 01778 (the "Grantor"), for consideration of one and no/100 dollar (\$1.00), the receipt of which is hereby acknowledged, grants to the Wayland Housing Associates, Inc., a Massachusetts charitable corporation having its usual place of business at 106 Main Street, Wayland, Middlesex County, Massachusetts 01778, for single-family affordable housing purposes, **WITH QUITCLAIM COVENANTS**, all of Grantor's right, title and interest in and to that certain real property, with all improvements thereon, in Wayland, Middlesex County, Massachusetts, known and numbered as 130 Plain Road and more particularly bounded and described as follows:

Southerly on the road from Weston to Sudbury known as "Plain Road"; Westerly on land now or formerly of Cuckson; Northerly on land now or formerly of Michael Rowan; Easterly on land now or formerly of James Coolidge; containing four and three-quarters acres, more or less, however otherwise said premises may be bound or described.

Said parcel of land is shown as Assessors Map 25, Lot 95 on a plan entitled "Plan of Land in Wayland, Massachusetts Prepared for the Wayland Housing Authority 130 Plain Road," dated January 17, 2001, prepared by the Town of Wayland Town Surveyor's Office and recorded with the Middlesex South Registry of Deeds as Plan 963 of 2001.

Said parcel is subject to the easements and restrictions set forth in the deed from the Town of Wayland to the Grantor dated September 24, 2001, and recorded with the Middlesex South Registry of Deeds as Instrument No. 900 on September 25, 2001, including, but not limited to, a Conservation Restriction.

Said parcel shall be utilized solely to construct a single family residence which shall be conveyed following completion subject to a use restriction in compliance with the Commonwealth of Massachusetts Local Initiative Program, 760 C.M.R. 45, and which shall qualify the property as low or moderate income housing under Massachusetts General Laws Chapter 40B, Section 20, and 760 C.M.R. 31.04.

For Grantor's title, see deed from the Town of Wayland to the Wayland Housing Authority dated September 24, 2001, and recorded with the Middlesex South Registry of Deeds as Instrument No. 900 on September 25, 2001.

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COMMONWEALTH OF MASSACHUSETTS

M. V. P. S. S. ss

December 12, 2001

Then personally appeared before me Robert P. S. S. of the Wayland Housing Authority, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said Authority.

Robert P. S. S., Notary Public
My commission expires: February 1, 2002