

US EPA ARCHIVE DOCUMENT

Superfund Records Center  
SITE: Wells G & H  
PROJECT: 11.17  
OTHER: 282355

**DRAFT**



SDMS DocID

282355

**COMPREHENSIVE TITLE SEARCH  
NEAR SOUTHWEST PROPERTIES  
AND FORMER JOHN J. RILEY PROPERTIES**

**for the**

**WELLS G&H OU-3/INDUSTRI-PLEX OU-2  
WOBURN, MASSACHUSETTS**

**Prepared for:**



**U.S. ENVIRONMENTAL PROTECTION AGENCY  
Office of Site Remediation and Restoration  
Region I, New England  
Boston, MA**

**8(a) SUPERFUND TECHNICAL ASSESSMENT AND RESPONSE TEAM**

Contract No.:	68-RI-01-01
TDD No.:	01-02-08-0028
Date Prepared:	November 21, 2003
EPA Task Monitor:	Joseph F. LeMay
Telephone No.:	617-918-1323
Prepared by:	PCI/RAI Joint Venture
8(a) START Project Staff	Brian Barber
Telephone No.:	617-338-0018 x 112

November 21, 2002

Mr. Joseph F. LeMay  
Task Monitor U. S. Environmental Protection Agency  
Region 1  
1 Congress Street, Suite 1100  
Boston, Massachusetts, 02114-2023

Subject: Contract No. 68-R1-01-01  
TDD 01-02-08-0028  
Wells G&H OU-3/Industri-Plex OU-2: Title Searches near Southwest Properties  
and former John J. Riley properties

Dear Mr. LeMay:

In response to Technical Directive Document (TDD) No. 01-02-08-0028, please find enclosed for your review and approval a copy of our Comprehensive Title Search for 14 properties in Woburn, MA.. Deeds were searched for the following eleven of the properties back to 1850.

215 Salem Street	248 Salem Street	205 Wildwood Avenue
240 Salem Street	250 Salem Street	225 Wildwood Avenue
242 Salem Street	195 Wildwood Avenue	275 Wildwood Avenue
246 Salem Street	199 Wildwood Avenue	

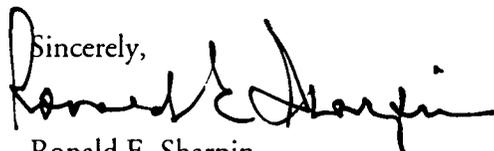
For the following three properties records were updated from January 2001 to the present.

252 Salem Street	256 Salem Street	280 Salem Street
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Title tree diagrams and a narrative listing of title transfers are included in this report for the eleven properties traced back to 1850. For the three other properties current tax records documenting ownership and one deed where a change of ownership has occurred are included. The report also contains tax records and other maps. Deed and other records for the eleven properties have been assembled and sent earlier in two separate submissions as appendices.

If you have any questions or comments, please do not hesitate to contact Brian Barber or me at (617) 338-0018 extensions 112 (for Brian) and 114 (me).

Sincerely,



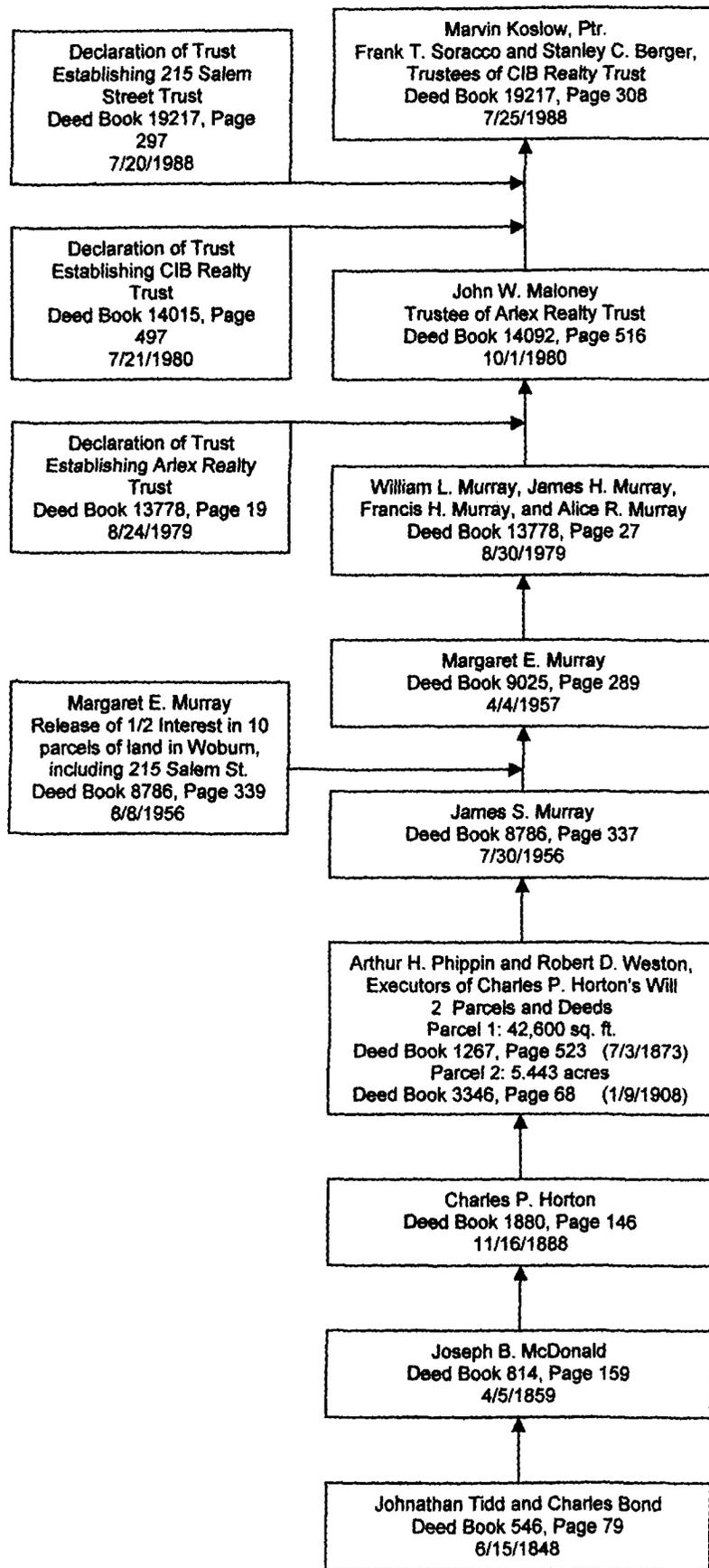
Ronald E. Sharpin  
Start Team Leader

Cc: Martha Bosworth, Enforcement Coordinator, w/o attachment  
Katherine Hunt, Contracting Officer, w/o attachment  
Filomena M. DiNardo, Project Officer, w/o/attachment

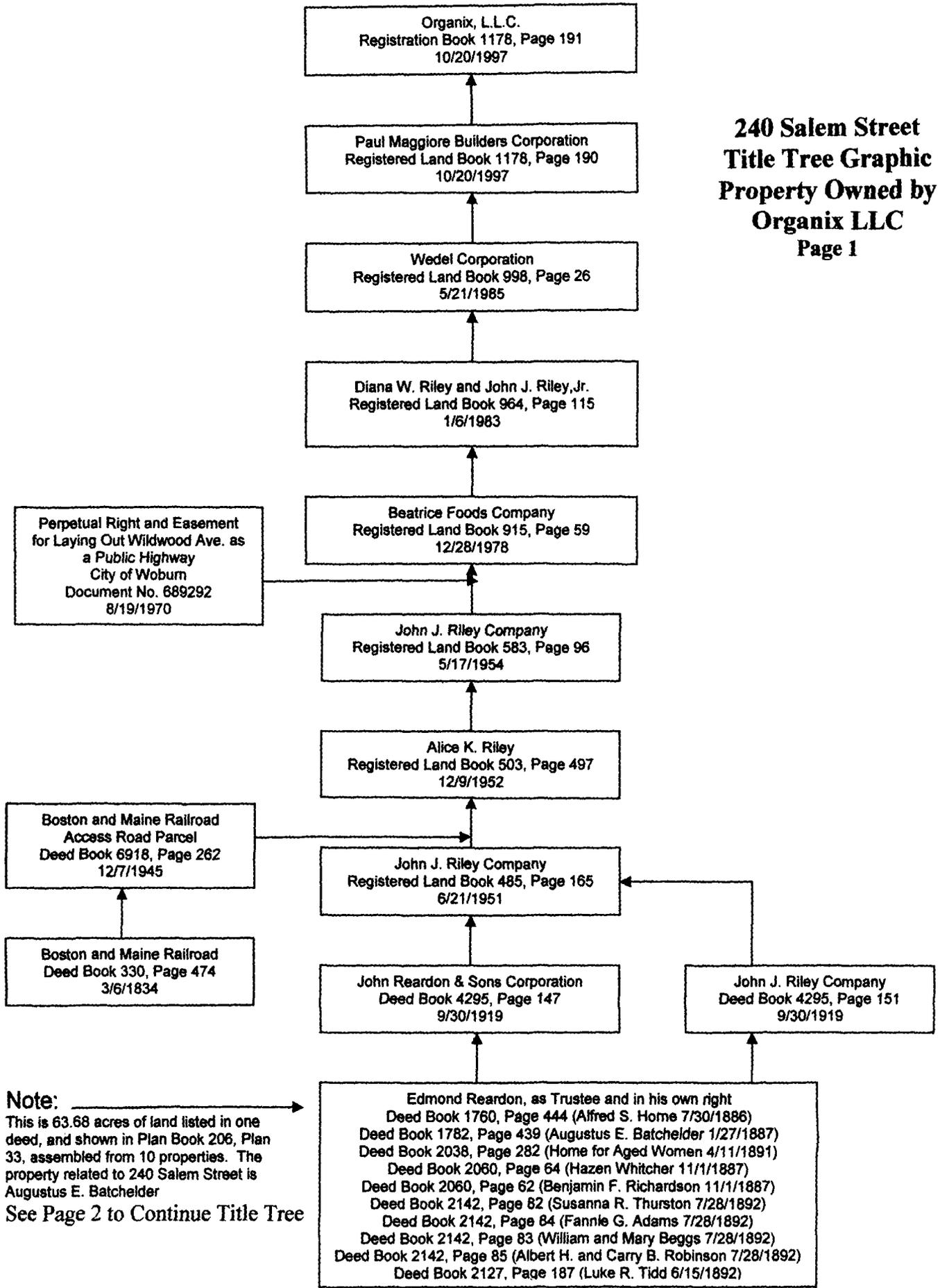
US EPA ARCHIVE DOCUMENT

# Title Trees

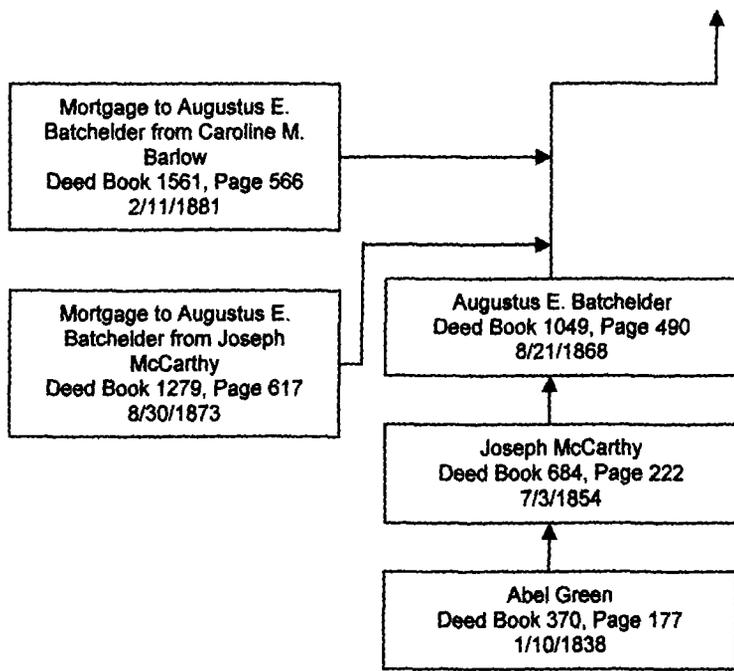
**215 Salem Street  
Title Tree Graphic  
Property Owned by CIB  
Realty Trust**



240 Salem Street  
Title Tree Graphic  
Property Owned by  
Organix LLC  
Page 1

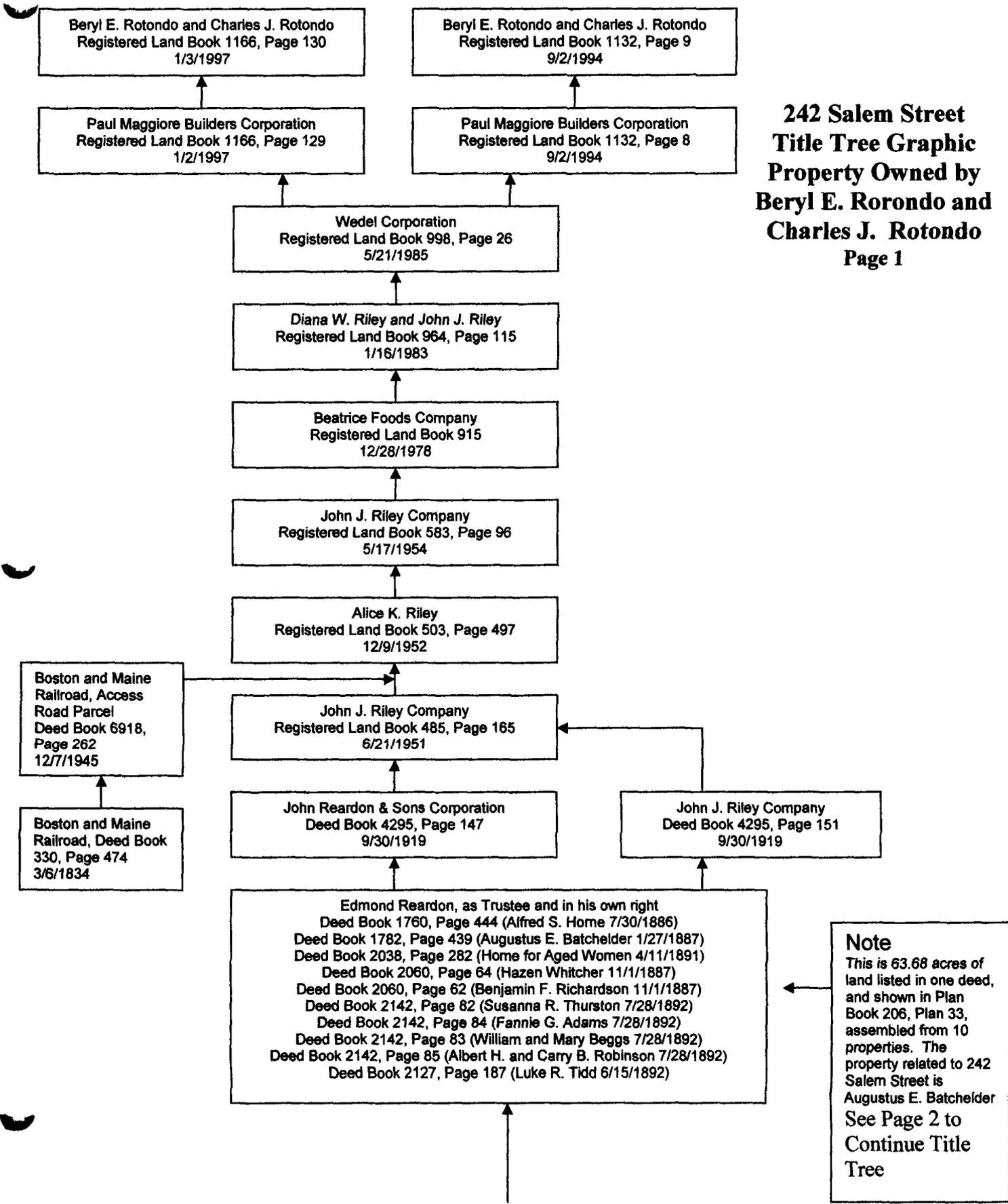


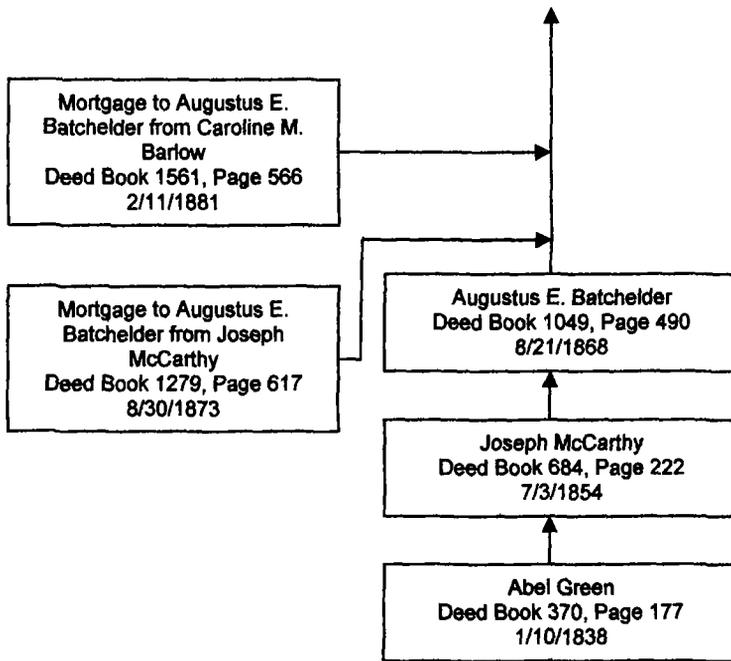
**Note:** This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 240 Salem Street is Augustus E. Batchelder  
See Page 2 to Continue Title Tree



**240 Salem Street  
Title Tree Graphic  
Property Owned by  
Organix, LLC  
Page 2**

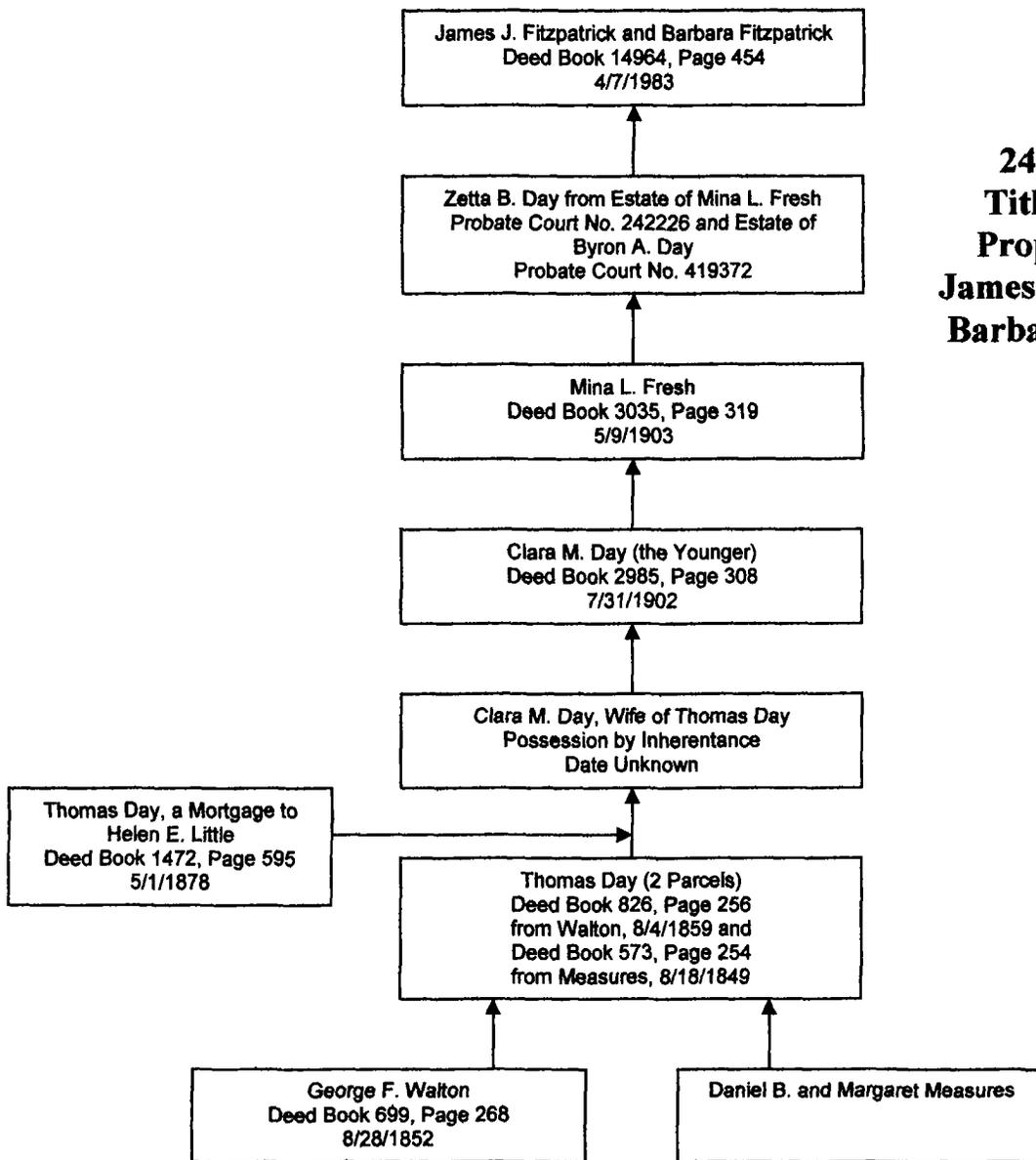
**242 Salem Street  
Title Tree Graphic  
Property Owned by  
Beryl E. Rotondo and  
Charles J. Rotondo  
Page 1**



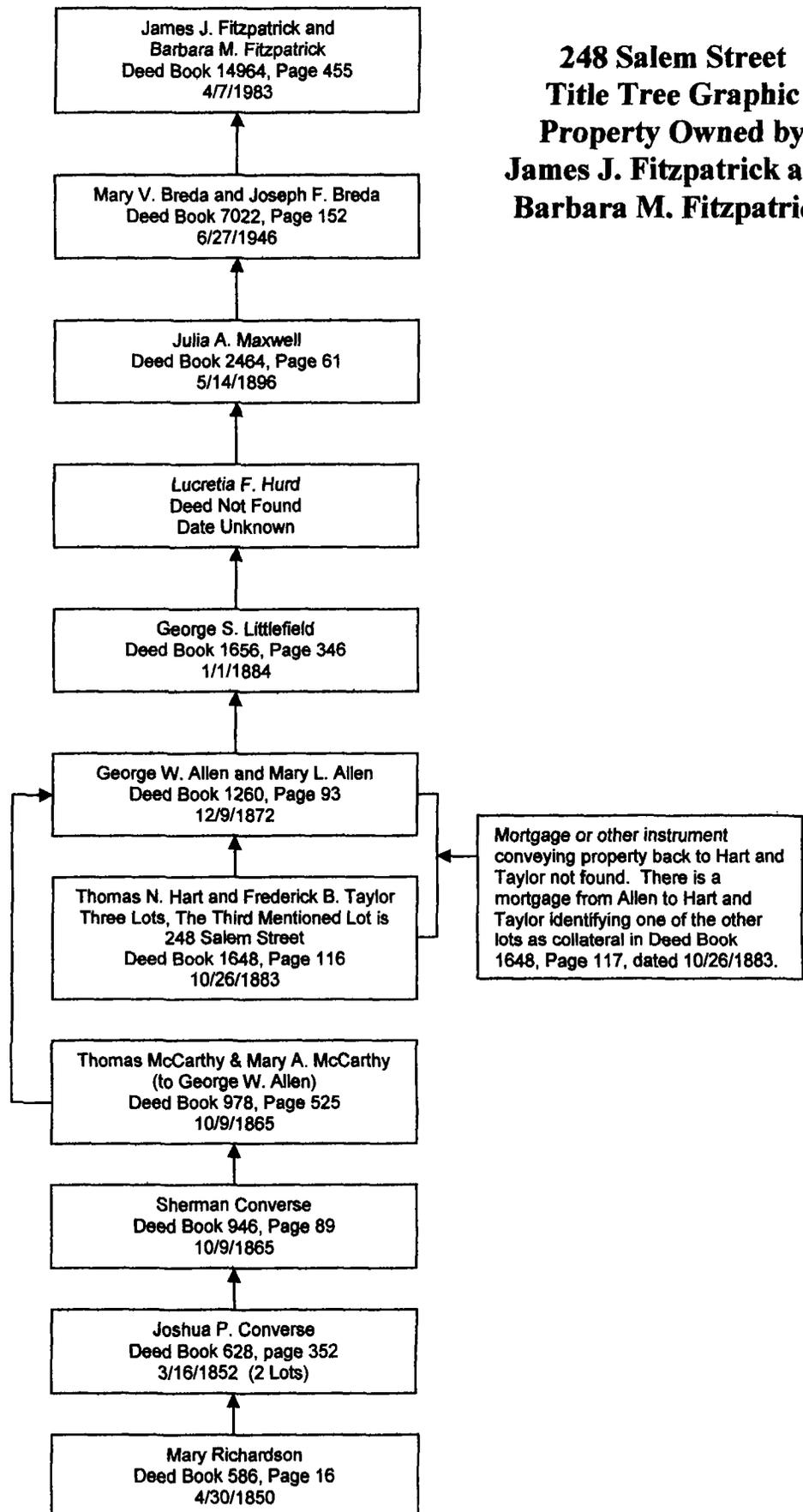


**242 Salem Street  
Title Tree Graphic  
Property Owned by  
Beryl E. Rotondo and  
Charles J. Rotondo  
Page 2**

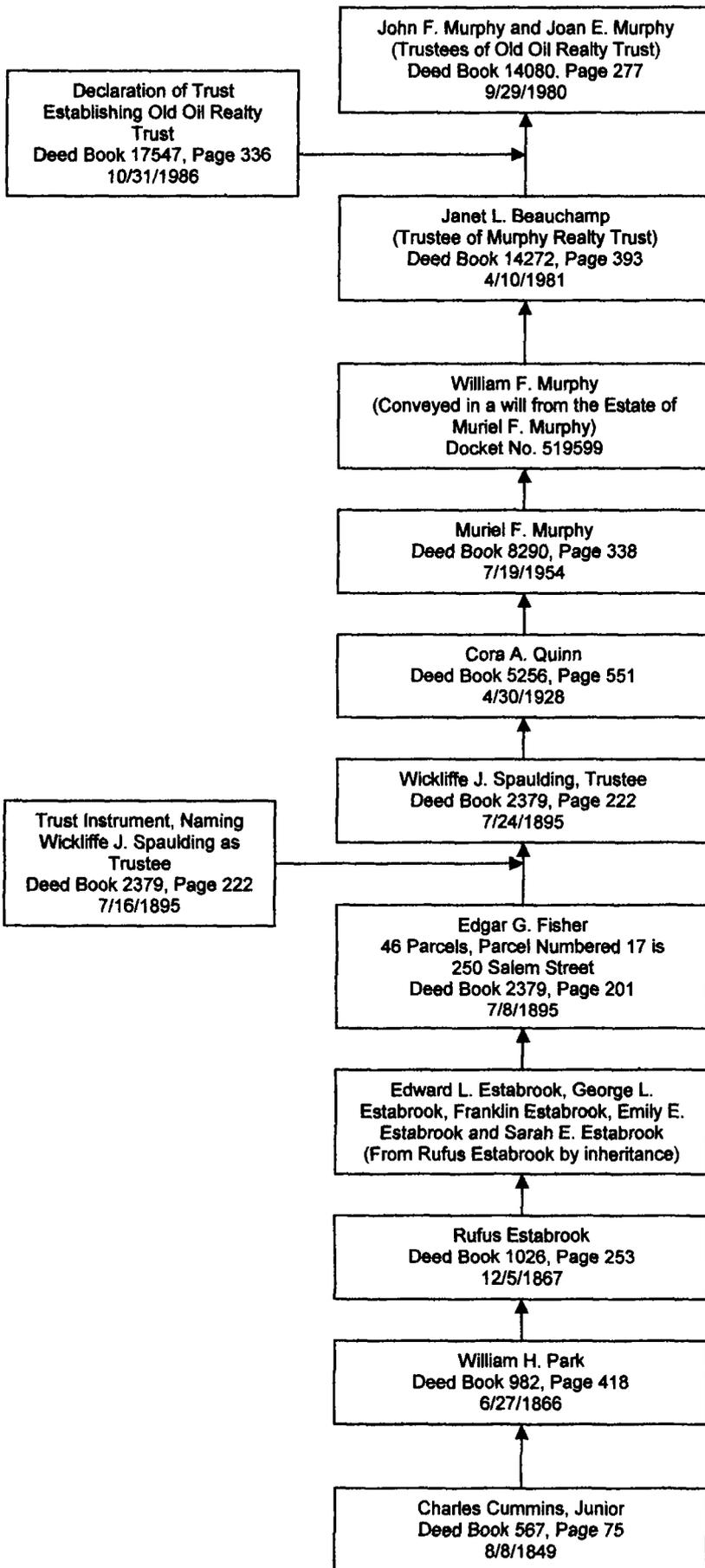
**246 Salem Street  
Title Tree Graphic  
Property Owned by  
James J. Fitzpatrick and  
Barbara M. Fitzpatrick**

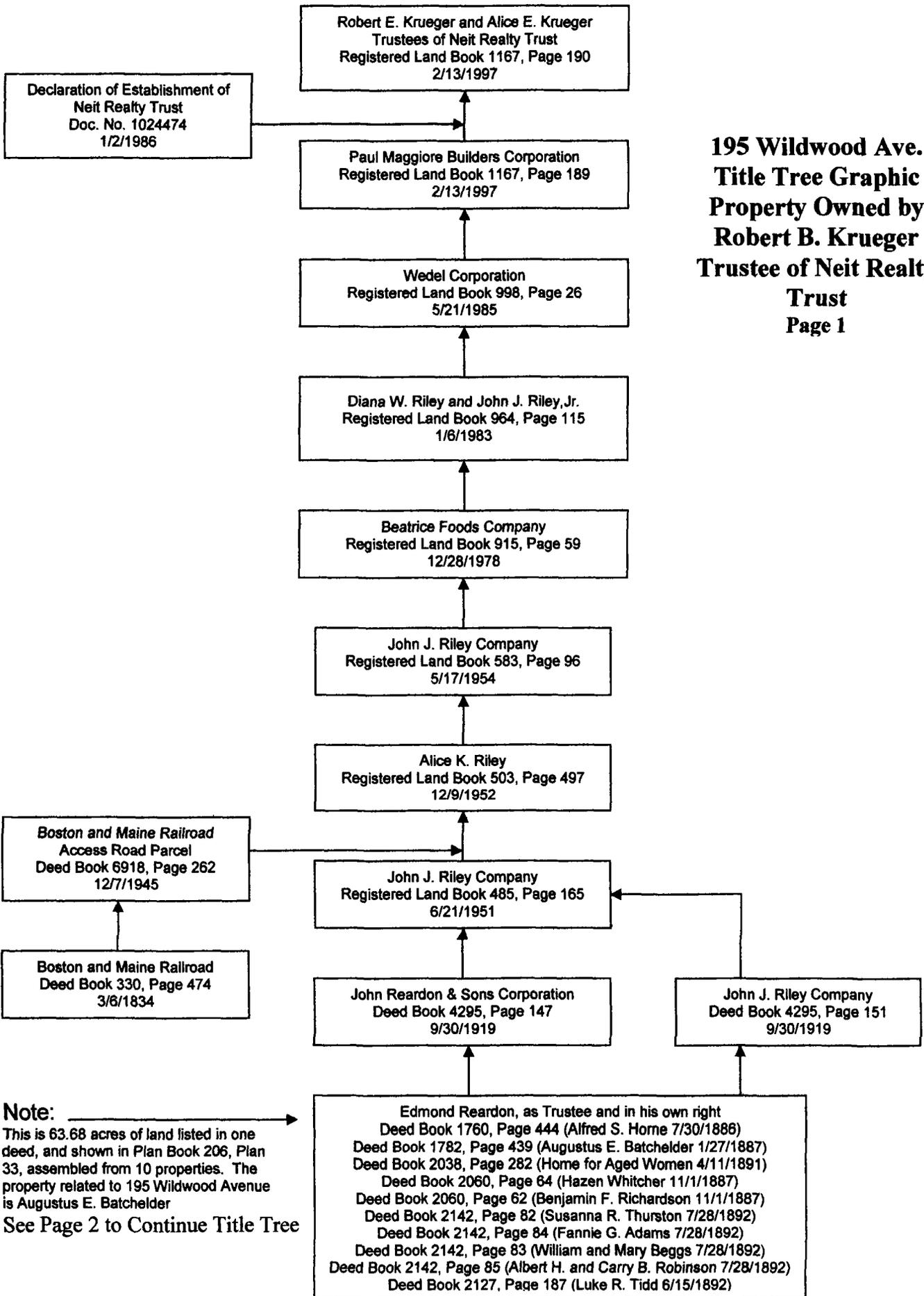


**248 Salem Street  
Title Tree Graphic  
Property Owned by  
James J. Fitzpatrick and  
Barbara M. Fitzpatrick**



**250 Salem Street  
Title Tree Graphic  
Property Owned by Old  
Oil Realty**



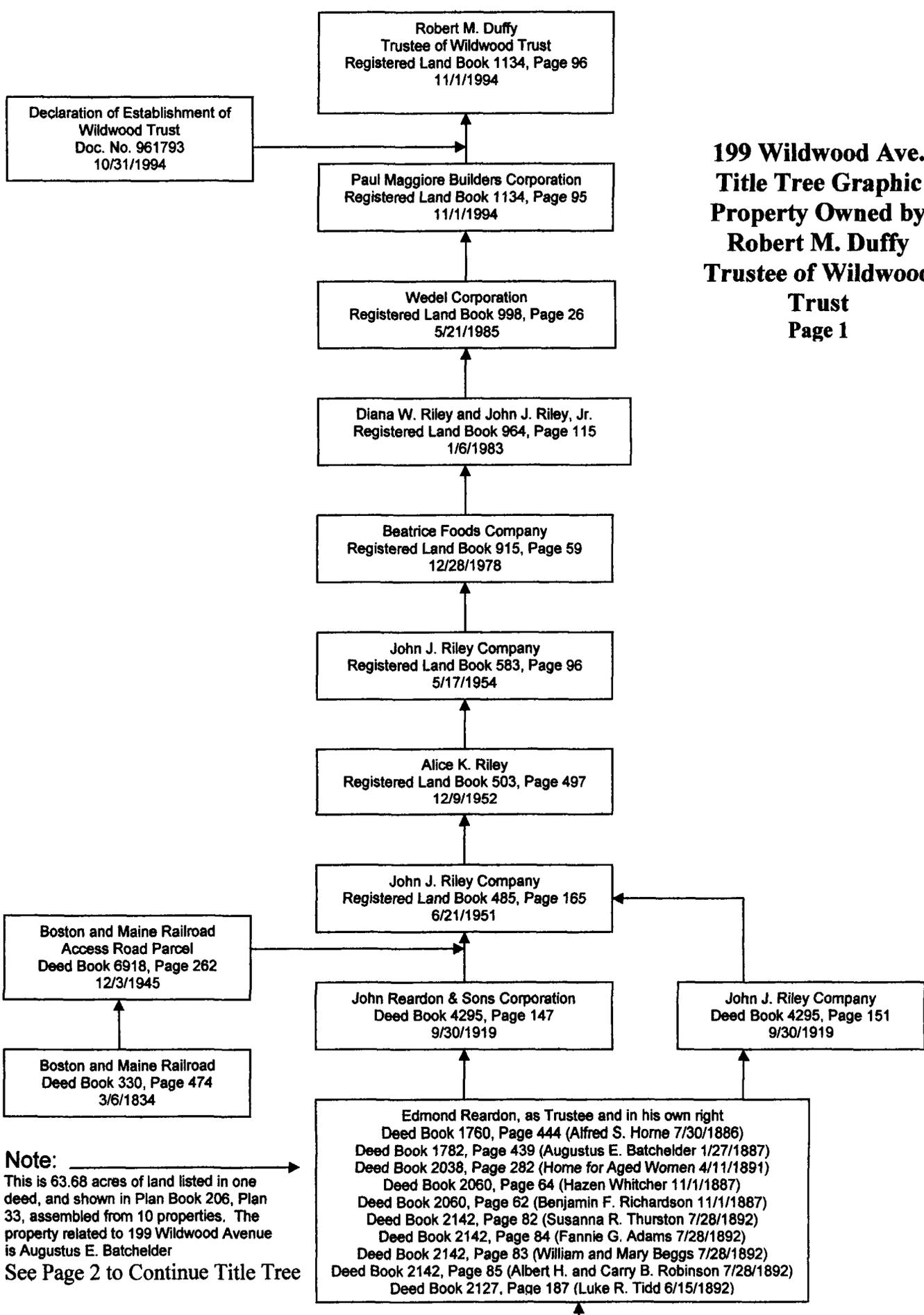


**195 Wildwood Ave.  
Title Tree Graphic  
Property Owned by  
Robert B. Krueger  
Trustee of Neit Realty  
Trust  
Page 1**

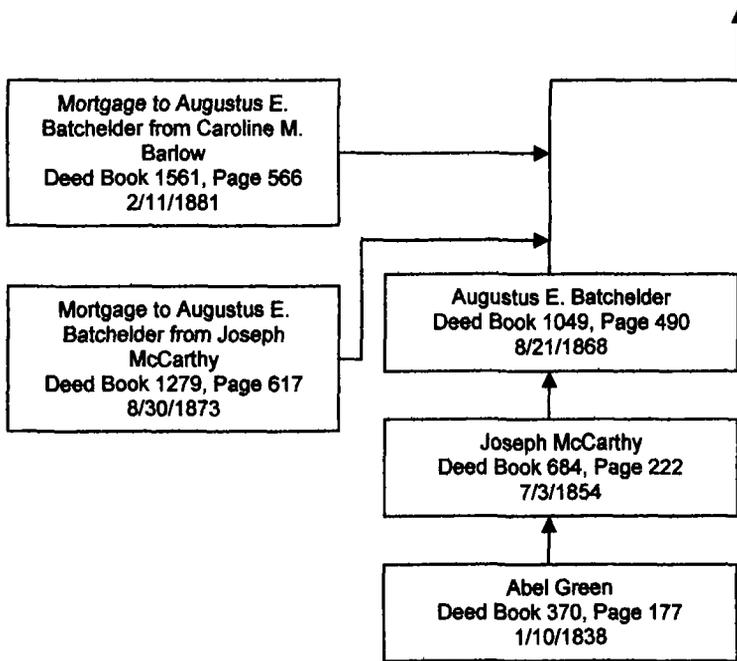
**Note:** This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 195 Wildwood Avenue is Augustus E. Batchelder  
See Page 2 to Continue Title Tree



199 Wildwood Ave.  
Title Tree Graphic  
Property Owned by  
Robert M. Duffy  
Trustee of Wildwood  
Trust  
Page 1



**Note:** \_\_\_\_\_  
 This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 199 Wildwood Avenue is Augustus E. Batchelder  
 See Page 2 to Continue Title Tree



**199 Wildwood Ave.  
Title Tree Graphic  
Property Owned by  
Robert M. Duffy,  
Trustee of Wildwood  
Trust  
Page 2**

205 Wildwood Ave.  
Title Tree Graphic  
Property Owned by  
Atlantic  
Woburn/Delaware 1  
Realty LLC  
Page 1

Atlantic-Woburn/Delaware 1 Realty LLC  
Deed Book 32239, Page 23  
12/22/2000 (5 Parcels)  
See also: Registered Land Book 1232, Page 108  
12/12/2001

Taurus 205 Wildwood Ave. Limited Partnership  
Deed Book 27965, Page 82  
11/24/1997 (5 Parcels)  
See also: Registered Land Book 1181, Page 69  
12/11/1997

Trustee's Certificate of Wildwood Trust  
authorizing delivery of a drainage  
easement to 205 Wildwood Avenue  
Limited Partnership  
Deed Book 27965, Page 76  
11/26/1997

205 Wildwood Avenue Limited Partnership  
Deedbook 25766, Page 97  
10/26/1995

Dowreal Inc. (Down Enterprises, Inc.)  
Deed Book 25305, Page 91  
3/9/1995

Lease with option to buy granted to  
Down Enterprises, Inc.  
Deed Book 18008, Page 126  
3/12/1987

John J. Riley, Jr. and Diana W. Riley  
Deed Book 17377, Page 182  
2/28/1986

City of Woburn Order to Abandon  
Hinston Road  
Deed Book 11880, Page 384

Alice Riley Markham  
Deed Book 7836, Page 233  
11/23/1951

City of Woburn to John J. Riley Co.  
Deed Book 7836, Page 234  
11/23/1951 (4 parcels)

City of Woburn Tax Title Taking  
Deed Book 6859, Page 50  
9/30/1938

Frank Herbert and Sadie Greggs Linscott  
Deed Book 6813, Page 125  
11/25/1938

Frank Herbert and Sadie Greggs Linscott  
Deed Book 6256, Page 117  
11/25/1938

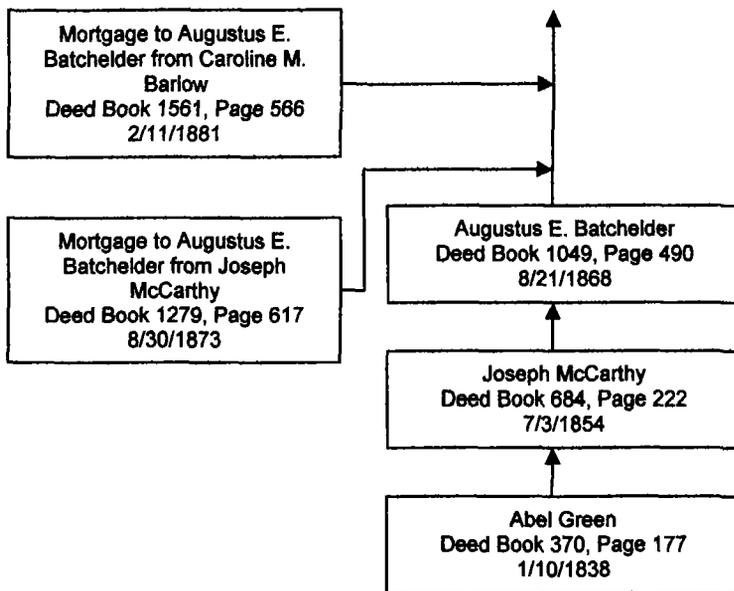
Deed from Hinston Realty Trust to Frank Herbert  
and Sadie Greggs Linscott not found  
Date unknown

John Hinston, Michael R. Connolly and Harriet  
Connolly, Trustees of Hinston Realty Trust  
Deed Book 4540, Page 405  
8/2/1922

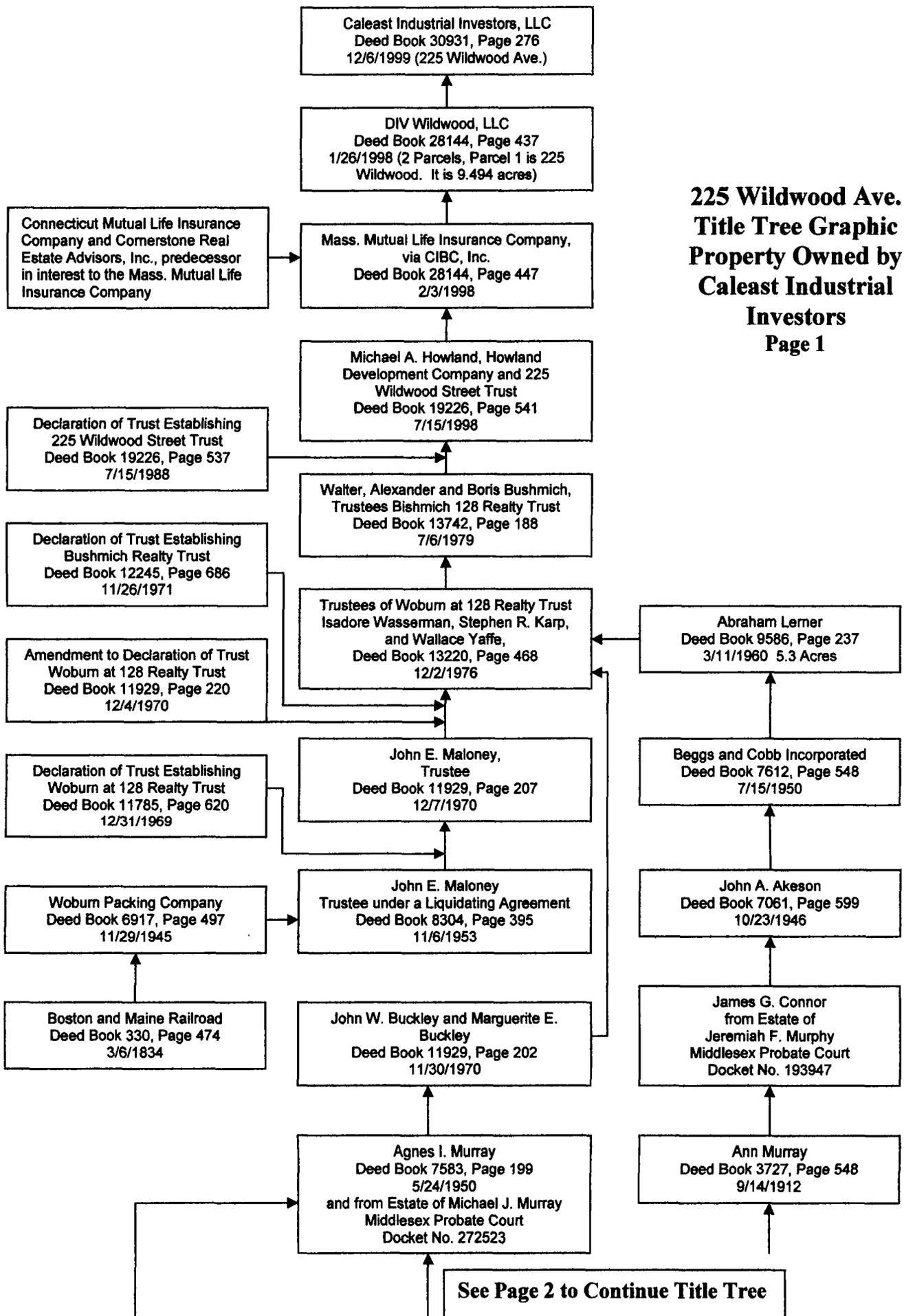
John Reardon and Sons, Corporation  
Deed Book 2668, Page 321  
6/27/1898

Edmond Reardon, as Trustee and in his own right. Deed Book 1760, Page 444; (Alfred S. Home 7/30/1886); Deed Book 1782, Page 439 (Augustus E. Batchelder 1/27/1887); Deed Book 2038, Page 282; (Home for Aged Women 4/11/1891); Deed Book 2060, Page 64 (Hazen Whitcher 11/1/1887); Deed Book 2060, Page 62 (Benjamin F. Richardson 11/1/1887); Deed Book 2142, Page 82 (Susanna R. Thurston 7/28/1892); Deed Book 2142, Page 84 (Fannie G. Adams 7/28/1892); Deed Book 2142, Page 83 (William and Mary Beggs 7/28/1892); Deed Book 2142, Page 85 (Albert H. and Carry B. Robinson 7/28/1892); Deed Book 2127, Page 187 (Luke R. Tidd 6/15/1892)

**Note**  
This is 63.68 acres  
of land listed in one  
deed, and shown in  
Plan Book 206, Plan  
33, assembled from  
10 properties. The  
property related to  
205 Wildwood  
Avenue is Augustus  
E. Batchelder  
See Page 2 to  
Continue Title  
Tree



**205 Wildwood Ave.  
Title Tree Graphic  
Property Owned by  
Atlantic  
Woburn/Delaware 1  
Realty LLC  
Page 2**



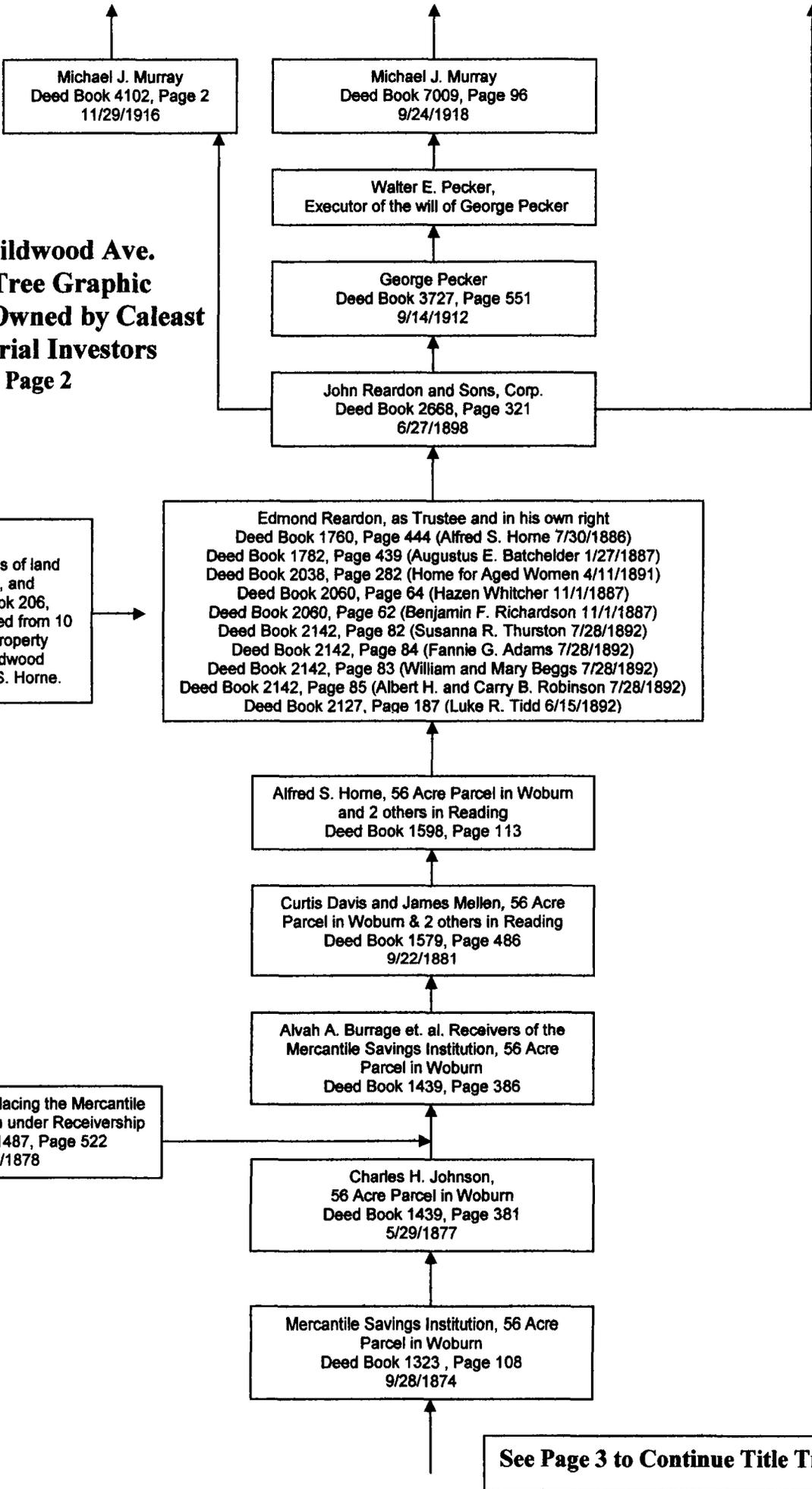
**225 Wildwood Ave.  
Title Tree Graphic  
Property Owned by  
Caleast Industrial  
Investors  
Page 1**

See Page 2 to Continue Title Tree

**225 Wildwood Ave.  
Title Tree Graphic  
Property Owned by Caleast  
Industrial Investors  
Page 2**

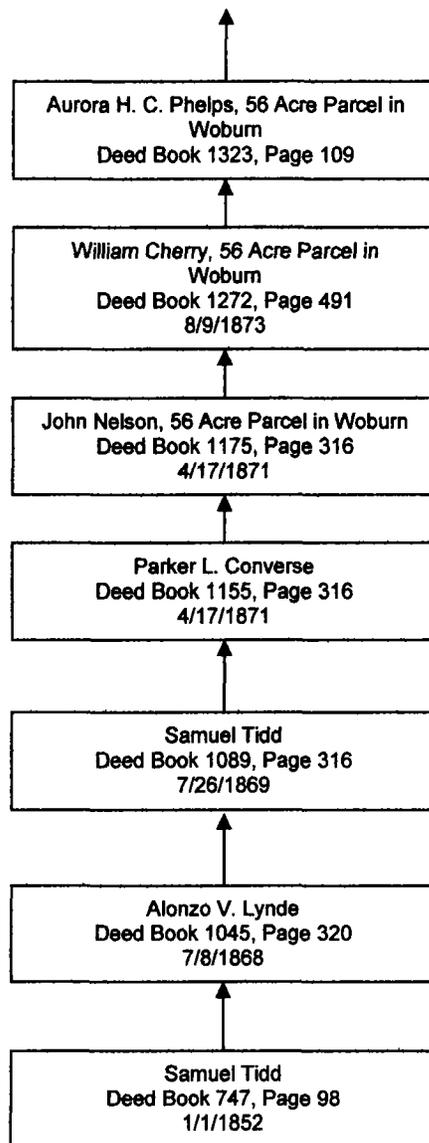
**Note**  
This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 225 Wildwood Avenue is Alfred S. Home.

Decree of Court placing the Mercantile Savings Institution under Receivership  
Deed Book 1487, Page 522  
7/6/1878

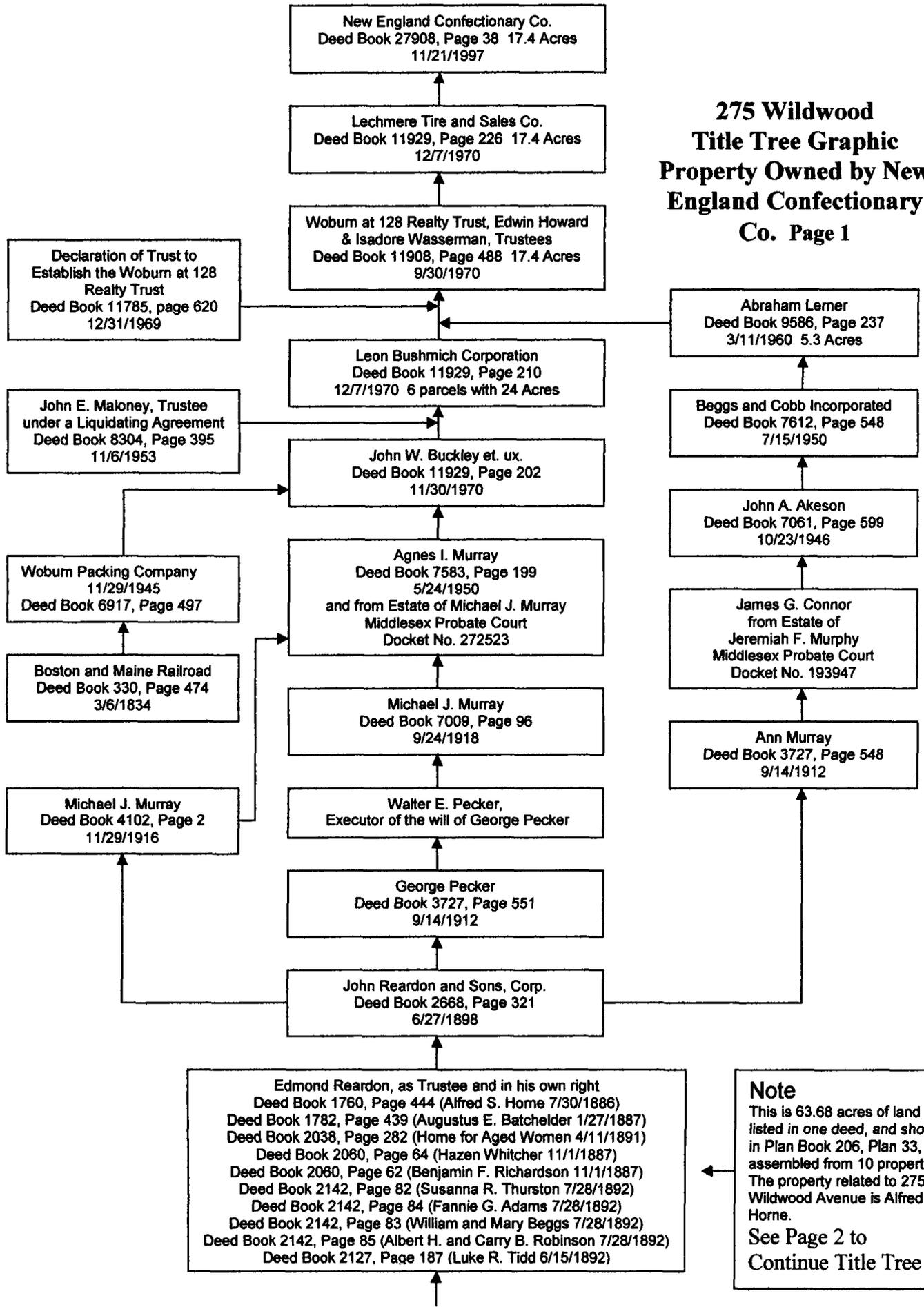


**See Page 3 to Continue Title Tree**

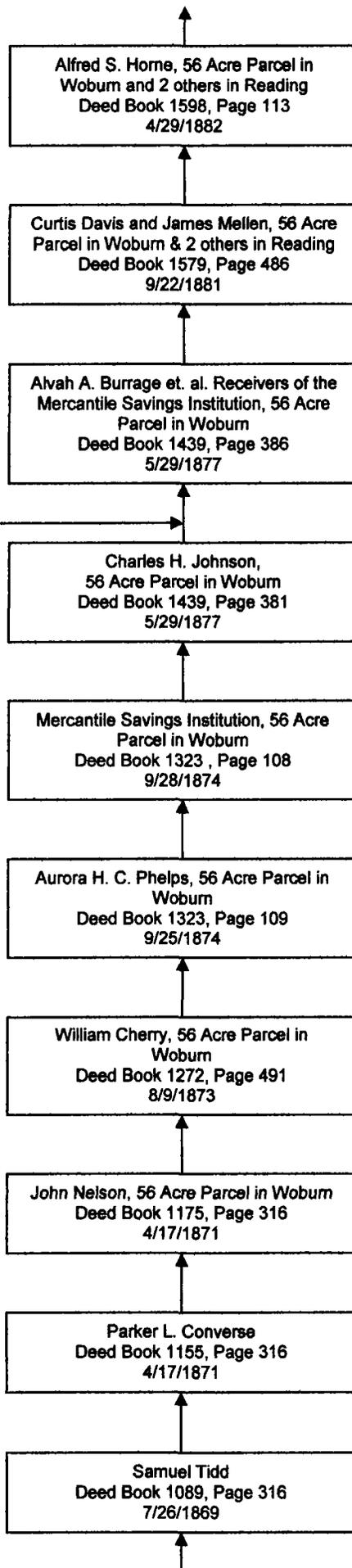
**225 Wildwood Ave.  
Title Tree Graphic  
Property Owned by Caleast  
Industrial Investors  
Page 3**



### 275 Wildwood Title Tree Graphic Property Owned by New England Confectionery Co. Page 1

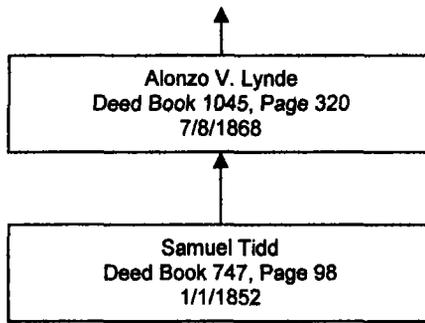


**Note**  
 This is 63.68 acres of land listed in one deed, and shown in Plan Book 206, Plan 33, assembled from 10 properties. The property related to 275 Wildwood Avenue is Alfred S. Home.  
 See Page 2 to Continue Title Tree



**275 Wildwood Avenue  
Title Tree Graphic  
Property Owned by New  
England Confectionary  
Co., Page 2**

**See Page 3 to Continue Title Tree**



**275 Wildwood Avenue  
Title Tree Graphic  
Property Owned by New  
England Confectionary  
Co., Page 3**

## Narrative List

Narrative Transaction Listings for 11 Properties  
Located at:

215 Salem Street  
240 Salem Street  
242 Salem Street  
246 Salem Street  
248 Salem Street  
250 Salem Street  
195 Wildwood Avenue  
199 Wildwood Avenue  
205 Wildwood Avenue  
225 Wildwood Avenue  
275 Wildwood Avenue

**Address: 215 Salem Street**

**July 25, 1988**

Marvin Koslow, Partner, and Frank T. Soracco and Stanley C. Berger, Trustees of 215 Salem Street Trust, acquired 2 parcels of land with buildings (one containing 42,600 sq. ft. and the second containing 5.443 acres) from CIB Realty Trust for a consideration of \$3,600,000.

**October 10, 1980**

John W. Maloney, Trustee of Arlex Realty Trust acquired 2 parcels of land and buildings from William L Murray, James H. Murray, Francis H. Murray and Alice R. Murray for a consideration of \$350,000

**Aug. 30, 1979**

William L Murray, James H. Murray, Francis H. Murray and Alice R. Murray acquired 2 parcels of land and buildings from Margaret E. Murray for a consideration of \$175,000.

**April 4, 1957**

Margaret E. Murray acquired 2 parcels of land and buildings from James S. Murray for an undisclosed consideration.

**July 30, 1956**

James S. Murray released a 1/2 interest in 2 parcels of land and buildings to Margaret E. Murray for an undisclosed consideration.

**July 30, 1956**

Margaret E. Murray, Administratrix of the Estate of Francis H. Murray, released a 1/2 interest in 2 parcels of land and buildings to James S. Murray for a consideration of less than \$100.

**Unknown Date**

James S. Murray acquired 2 parcels of land and buildings from Arthur H. Phippin and Robert D. Weston Executors of the will of Charles P. Horton, for a consideration of \$1 and other valuable considerations.

**Jan. 9, 1908**

Francis H. and James S. Murray acquired 2 parcels of land and buildings from Arthur H. Phippen and Robert D. Weston, Executors of the last will of Charles P. Horton for a consideration of \$1 and other valuable considerations.

**November 16, 1888**

Charles P. Horton acquired 1 parcel of land and buildings (42,600 sq. ft.) from Joseph B. McDonald for a consideration of \$1,000.

**Unknown Date**

Charles P. Horton acquired 1 parcel of land and buildings (5.443 acres) from Edwin McCrillis for and undisclosed consideration.

**July 3, 1873**

Edwin McCrillis acquired about 6 and 1/2 acres of land from Johnathan Thompson for a consideration of \$1,500.

**April 5, 1859**

Joseph B. McDonald (Leather Dealer) acquired a parcel of 150 square rods from Johnathan Tidd and Charles Bond for a consideration of \$2,000.

**June 15, 1848**

Johnathan Tidd and Charles Bond acquired a parcel of land from Moses Morrill for a consideration of \$165.

**Address: 240 Salem Street****October 20, 1997**

Organix LLC acquired Lot 18 of Land Court Plan No. 22628E, registered land, from the Paul Maggiore Builders Corporation for an undisclosed consideration.

**October 20, 1997**

Paul Maggiore Builders Corporation acquired Lot 18 of Land Court Plan No. 22628E, registered land from The Wedel Corporation for an undisclosed consideration.

**May 21, 1985**

The Wedel Corporation acquired Lots 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950, and Lots 4, 5 and 8 of Land Court

Plan 22628B, all being registered land, from John J. Riley, Jr. and Diana W. Riley for an undisclosed consideration.

**January 6, 1983**

John J. Riley, Jr. and Diana W. Riley acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the Beatrice Foods Company for an undisclosed consideration.

**December 28, 1978**

Beatrice Foods Company acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the John J. Riley Company for an undisclosed consideration.

**May 17, 1954**

The John J. Riley Company, acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from Alice K. Riley for an undisclosed consideration.

**December 9, 1952**

Alice K. Riley acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from the John J. Riley Company for an undisclosed consideration.

**June 21, 1951**

The John J. Riley Company registered Lots 1, 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950.

**December 3, 1945**

The John J. Riley Company acquired 0.46 acres of land from the Boston and Maine Railroad for an undisclosed consideration.

**September 30, 1919**

The John J. Riley Company acquired 3.4 acres, being Lot E on Plan 38, Plan Book 239, recorded with the Middlesex South District Registry of Deeds, from The John Reardon and Sons Corporation for a consideration of \$1 and other valuable considerations.

**September 30, 1919**

The John J. Riley Company acquired a parcel of land from Edmund Reardon for an undisclosed consideration.

**June 27, 1898**

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Batchelder contains part of the present land at 240 Salem Street.

**January 27, 1887**

Edmund Reardon acquired 13.5 acres of land from Augustus E. Batchelder for a consideration of \$1 and "other good and sufficient considerations.

**September 21, 1868**

Augustus E. Batchelder acquired a parcel of land from Joseph McCarthy for a consideration of \$2,000.

**July 3, 1854**

Joseph McCarthy acquired a parcel of land from Abel Green for a consideration of \$500.

**January 10, 1838**

Able Green acquired a parcel of land from Luther Holden for a consideration of \$190.

**May 21, 1985**

The Wedel Corporation acquired Lots 2 and 3 of Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950, and Lots 4, 5 and 8 of Plan 22628B, all being registered land, from John J. Riley, Jr. and Diana W. Riley for an undisclosed consideration.

**January 6, 1983**

John J. Riley, Jr. and Diana W. Riley acquired Lots 1, 2 and 3 of Plan No. 22628A, registered land, from the Beatrice Foods Company for an undisclosed consideration.

**December 28, 1978**

Beatrice Foods Company acquired Lots 1, 2 and 3 of Plan No. 22628A, registered land, from the John J. Riley Company for an undisclosed consideration.

**May 17, 1954**

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**December 9, 1952**

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**June 21, 1951**

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Edmund Reardon acquired 13.5 acres of land from Augustus E. Batchelder for a consideration of \$1 and "other good and sufficient considerations."

**September 21, 1868**

Augustus E. Batchelder acquired a parcel of land from Joseph McCarthy for a consideration of \$2,000.

**July 3, 1854**

Joseph McCarthy acquired a parcel of land from Abel Green for a consideration of \$500.

**January 10, 1838**

Able Green acquired a parcel of land from Luther Holden for a consideration of \$190.

**March 6, 1834**

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

**Address: 242 Salem Street**

**September 2, 1994**

Beryl E. Rotondo and Charles J. Rotondo, Trustees of B&C Realty Nominee Trust acquired Lot 11 of Land Court Plan No. 22628D, registered land, from the Paul Maggiore Builders Corporation for an undisclosed consideration.

**September 2, 1994**

The Paul Maggiore Builders Corporation acquired Lot 11 of Land Court Plan No. 22628D, registered land, from the Wedel Corporation for an undisclosed consideration.

**May 21, 1985**

The Wedel Corporation acquired Lots 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950, and Lots 4, 5 and 8 of Land Court Plan 22628B, all being registered land, from John J. Riley, Jr. and Diana W. Riley for an undisclosed consideration.

**January 6, 1983**

John J. Riley, Jr. and Diana W. Riley acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the Beatrice Foods Company for an undisclosed consideration.

**December 28, 1978**

Beatrice Foods Company acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the John J. Riley Company for an undisclosed consideration.

**May 17, 1954**

The John J. Riley Company, acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from Alice K. Riley for an undisclosed consideration.

**December 9, 1952**

Alice K. Riley acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from the John J. Riley Company for an undisclosed consideration.

**June 21, 1951**

The John J. Riley Company registered Lots 1, 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950.

**December 3, 1945**

The John J. Riley Company acquired 0.46 acres of land from the Boston and Maine Railroad for an undisclosed consideration.

**September 30, 1919**

The John J. Riley Company acquired 3.4 acres, being Lot E on Plan 38, Plan Book 239, recorded with the Middlesex South District Registry of Deeds, from The John Reardon and Sons Corporation for a consideration of \$1 and other valuable considerations.

**September 30, 1919**

The John J. Riley Company acquired a parcel of land from Edmund Reardon for an undisclosed consideration.

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John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Batchelder contains part of the present land at 242 Salem Street.

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Augustus E. Batchelder acquired a parcel of land from Joseph McCarthy for a consideration of \$2,000.

**July 3, 1854**

Joseph McCarthy acquired a parcel of land from Abel Green for a consideration of \$500.

**January 10, 1838**

Able Green acquired a parcel of land from Luther Holden for a consideration of \$190.

**March 6, 1834**

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

**Address: 246 Salem Street****Apr. 7, 1983**

James J. Fitzpatrick and Barbara M. Fitzpatrick acquired a 23,500 sq. ft. parcel of land with buildings at 246 Salem Street from Zetta B. Day for a consideration of \$55,000.

**Date Unknown**

Zetta B. Day acquired the parcel of land and buildings at 246 Salem Street from the Estate of Byron B. Day, and the Estate of Mina L. Fresh.

**May 9, 1903**

Mina L. Fresh acquired the 23,500 sq. ft. parcel of land and buildings at 246 Salem Street from Clara M. Day (The Younger) for a consideration of \$1 and "other valuable considerations."

**July 31, 1902**

Clara M. Day (The Younger) acquired the 23,344 sq. ft. parcel of land and buildings at 246 Salem Street from Clara M. Day, her mother and widow of Thomas Day, for a consideration of \$1. Clara M. Day (Mother) (Conveyed 2 lots to her daughter, one of which is 246 Salem St.)

**Date Unknown**

Clara M. Day, wife of Thomas Day, blacksmith, acquired the 23,344 sq. ft. parcel of land and buildings at 246 Salem Street from the Estate of Thomas Day.

**August 4, 1859**

Thomas Day acquired a 12,672 sq. ft. lot on Railroad Street from George F. Walton for a consideration of \$50.

**August 28, 1852**

George F. Walton, blacksmith, acquired a 12,672 sq. ft. lot on Railroad Street from Franklin V. Saunders for a consideration of \$100.

**August 18, 1849**

Thomas Day acquired a 12,672 sq. ft. lot on Salem Street from Daniel B. Measures for a consideration of \$111.05

**Address: 248 Salem Street**

**April 7, 1983**

James J. Fitzpatrick and Barbara M. Fitzpatrick acquired a parcel of land and buildings at 248 Salem Street from Mary V. Breda and Joseph F. Breda for a consideration of \$55,000.

**June 27, 1946**

Mary V. Breda and Joseph F. Breda acquired the 12,672 sq. ft. parcel at 248 Salem Street from Julia A. Maxwell for an undisclosed consideration, including an agreement to pay real estate taxes for the year 1946.

**May 14, 1896**

Julia A. Maxwell acquired the 12,672 sq. ft. parcel at 248 Salem Street from Lucretia F. Hurd for a consideration of \$1 and "other valuable considerations."

**Date Unknown**

Lucretia F. Hurd acquired the 12,672 sq. ft. parcel at 248 Salem Street from George Littlefield for an unknown consideration.

**Date Unknown**

George Littlefield acquired the 12,672 sq. ft. parcel at 248 Salem Street from George Allen for a consideration of \$1 and "other valuable consideration."

**February 1, 1884**

George Allen acquired the 12,672 sq. ft. parcel at 248 Salem Street from Thomas N. Hart and Frederick B. Taylor for a consideration of \$1 and "other good and sufficient considerations."

**Oct. 26, 1883**

George Allen acquired the parcel at 248 Salem Street from Thomas McCarthy and Mary A. McCarthy for a consideration of \$100.

**Dec. 9, 1872**

Thomas McCarthy and Mary A. McCarthy acquired the parcel at 248 Salem Street from Sherman Converse for a consideration of \$16.43.

**Oct. 9, 1865**

Sherman Converse acquired the parcel at 248 Salem Street from Joshua Converse for a consideration of "a certain sum on money."

**March 5, 1857**

Joshua Converse acquired the parcel at 248 Salem Street in a deed covering that property and one additional parcel from Mary Richardson for a consideration of \$1.

**April 30, 1850**

Mary Richardson acquired the parcel at 248 Salem Street from Henry H. Flanders for a consideration of \$261.14.

**Address: 250 Salem Street****October 31, 1986**

John Murphy, and Joan E. Murphy, Trustees of Old Oil Realty Trust, acquired a parcel of land containing 23,552 sq. ft. and buildings at 250 Salem Street from Murphy Realty Trust (Janet Beauchamp, Trustee) for a consideration of \$16,666.66

**April 10, 1981**

Janet Beauchamp acquired the parcel at 250 Salem Street containing 23,552 sq. ft. and buildings from William F. Murphy, another trustee of the Murphy Realty Trust for a consideration of \$1

**Date Unknown**

William F. Murphy acquired the parcel at 250 Salem Street containing 23,552 sq. ft. and buildings from the Estate of Muriel F. Murphy in Docket No. 519599 of the Middlesex South District Registry of Deeds.

**July 19, 1954**

Muriel F. Murphy acquired the 23,552 sq. ft. parcel at 250 Salem Street from Cora A. Quinn for a consideration of less than \$100.

**April 30, 1928**

Cora A. Quinn acquired the 23,552 sq. ft. parcel at 250 Salem Street from Wickliffe J. Spaulding, trustee, for an undisclosed consideration.

**July 24, 1895**

Wickliffe J. Spaulding, Trustee, acquired the 23,552 sq. ft. parcel at 250 Salem Street from Edgar G. Fisher, a Trustee of the Estate of Edward L. Estabrook for an undisclosed consideration.

**July 8, 1895**

Edgar G. Fisher Trustee, acquired the 23,552 sq. ft. parcel at 250 Salem Street in his capacity as Trustee of the Estate of Edward L. Estabrook, for an undisclosed consideration.

**Date Unknown**

Edward L. Estabrook acquired the 23,552 sq. ft. parcel at 250 Salem Street from Rufus Estabrook by inheritance.

**December 5, 1867**

Rufus Estabrook acquired the 23,552 sq. ft. parcel at 250 Salem Street from William H. Park for a consideration of \$500.

**June 27, 1866**

William H. Park acquired the 23,552 sq. ft. parcel at 250 Salem Street from Charles Cummins, Junior, for a consideration of \$500.

**August 8, 1849**

Charles Cummins, Junior, acquired the 23,552 sq. ft. parcel at 250 Salem Street from Daniel B. Measures, Bonnet Finisher, for a consideration of \$176.64.

**Address: 195 Wildwood Ave.**

**February 13, 1997**

Robert B Krueger, and Alice E. Krueger, Trustees of Neit Realty Trust, acquired Lots 13, 15 and 16 of Land Court Plan 22628D, registered land, from the Paul Maggiore Builders Corporation for an undisclosed consideration.

**February 13, 1997**

The Paul Maggiore Builders Corporation acquired Lots 13, 15 and 16 of Land Court Plan 22628D, registered land, from The Wedel Corporation for an undisclosed consideration.

**May 21, 1985**

The Wedel Corporation acquired Lots 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950, and Lots 4, 5 and 8 of Land Court Plan 22628B, all being registered land, from John J. Riley, Jr. and Diana W. Riley for an undisclosed consideration.

**January 6, 1983**

John J. Riley, Jr. and Diana W. Riley acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the Beatrice Foods Company for an undisclosed consideration.

**December 28, 1978**

Beatrice Foods Company acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the John J. Riley Company for an undisclosed consideration.

**May 17, 1954**

The John J. Riley Company, acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from Alice K. Riley for an undisclosed consideration.

**December 9, 1952**

Alice K. Riley acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from the John J. Riley Company for an undisclosed consideration.

**June 21, 1951**

The John J. Riley Company registered Lots 1, 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950.

**December 3, 1945**

The John J. Riley Company acquired 0.46 acres of land from the Boston and Maine Railroad for an undisclosed consideration.

**September 30, 1919**

The John J. Riley Company acquired 3.4 acres, being Lot E on Plan 38, Plan Book 239, recorded with the Middlesex South District Registry of Deeds, from The John Reardon and Sons Corporation for a consideration of \$1 and other valuable considerations.

**September 30, 1919**

The John J. Riley Company acquired a parcel of land from Edmund Reardon for an undisclosed consideration.

**June 27, 1898**

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and

Luke R. Tidd. The land acquired from Batchelder contains part of the present land at 195 Wildwood Avenue.

**January 27, 1887**

Edmund Reardon acquired 13.5 acres of land from Augustus E. Batchelder for a consideration of \$1 and "other good and sufficient considerations.

**September 21, 1868**

Augustus E. Batchelder acquired a parcel of land from Joseph McCarthy for a consideration of \$2,000.

**July 3, 1854**

Joseph McCarthy acquired a parcel of land from Abel Green for a consideration of \$500.

**January 10, 1838**

Able Green acquired a parcel of land from Luther Holden for a consideration of \$190.

**March 6, 1834**

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

**Address: 199 Wildwood Ave.**

**November 1, 1994**

Robert M. Duffy, Trustee of Wildwood Trust, acquired Lot 14 of Land Court Plan No. 22628D, registered land, from the Paul Maggiore Builders Corporation for an undisclosed consideration.

**November 1, 1994**

Paul Maggiore Builders Corporation acquired Lot 14 of Land Court Plan No. 22628D, registered land, from the Wedel Corporation for an undisclosed consideration.

**May 21, 1985**

The Wedel Corporation acquired Lots 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950, and Lots 4, 5 and 8 of Land Court Plan 22628B, all being registered land, from John J. Riley, Jr. and Diana W. Riley for an undisclosed consideration.

**January 6, 1983**

John J. Riley, Jr. and Diana W. Riley acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the Beatrice Foods Company for an undisclosed consideration.

**December 28, 1978**

Beatrice Foods Company acquired Lots 1, 2 and 3 of Land Court Plan No. 22628A, registered land, from the John J. Riley Company for an undisclosed consideration.

**May 17, 1954**

The John J. Riley Company, acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from Alice K. Riley for an undisclosed consideration.

**December 9, 1952**

Alice K. Riley acquired a parcel of land shown on Land Court Plan No. 23536A, registered land, from the John J. Riley Company for an undisclosed consideration.

**June 21, 1951**

The John J. Riley Company registered Lots 1, 2 and 3 of Land Court Plan No. 22628A, drawn by H. Kingman Abbott, Surveyor, dated August, 1950.

**December 3, 1945**

The John J. Riley Company acquired 0.46 acres of land from the Boston and Maine Railroad for an undisclosed consideration.

**September 30, 1919**

The John J. Riley Company acquired 3.4 acres, being Lot E on Plan 38, Plan Book 239, recorded with the Middlesex South District Registry of Deeds, from The John Reardon and Sons Corporation for a consideration of \$1 and other valuable considerations.

**September 30, 1919**

The John J. Riley Company acquired a parcel of land from Edmund Reardon for an undisclosed consideration.

**June 27, 1898**

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Batchelder contains part of the present land at 199 Wildwood Avenue.

**January 27, 1887**

Edmund Reardon acquired 13.5 acres of land from Augustus E. Batchelder for a consideration of \$1 and "other good and sufficient considerations.

**September 21, 1868**

Augustus E. Batchelder acquired a parcel of land from Joseph McCarthy for a consideration of \$2,000.

**July 3, 1854**

Joseph McCarthy acquired a parcel of land from Abel Green for a consideration of \$500.

**January 10, 1838**

Able Green acquired a parcel of land from Luther Holden for a consideration of \$190.

**March 6, 1834**

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

**Address: 205 Wildwood Ave.****December 22, 2000**

Atlantic-Woburn/Delaware 1 Realty LLC acquired 5 parcels of registered and unregistered land and buildings from Taurus-205 Wildwood Avenue Limited Partnership, for a consideration of \$6,860,000.

**November 24, 1997**

Taurus-205 Wildwood Ave. Limited Partnership acquired 5 parcels of registered and unregistered land and buildings from 205 Wildwood Avenue Limited Partnership for a consideration of \$5,650,000.

**October 26, 1995**

205 Wildwood Avenue Limited acquired 5 parcels of registered and unregistered land and buildings from Dowreal, Inc for a consideration of \$3,900,000.

**March 9, 1995**

Dowreal, Inc acquired 5 parcels of registered and unregistered land and buildings from John J. Riley and Diana W. Riley for a consideration of \$480,000.

**February 28, 1986**

John J. Riley, Jr. and Diana W. Riley acquired Hinston Road, shown on Plan 38 of Plan Book 239 of the Middlesex South District Registry of Deeds from Alice Riley Markham for "nominal non-monetary consideration."

**November 23, 1951**

Alice K. Riley (later Alice Riley Markham) acquired Markham Road and Parcels No. 1 and 2 of Walnut Hills Farm, recorded as Plan 29 in Plan Book 320 of the Middlesex South District Registry of Deeds, from the City of Woburn for a consideration of \$450.

**November 23, 1951**

The John J. Riley Company acquired 4 parcels, 1 (2 acres), 2 (98,028 sq. ft.), 3 (3 acres) and 4 (1 acre) from the City of Woburn for a consideration of \$600.

**September 30, and November 25, 1938**

The City of Woburn acquired Lots 254 to 271 of Walnut Hills Farm, recorded as Plan 29 in Plan Book 320 of the Middlesex South District Registry of Deeds from Frank Herbert Linscott and Sadie Greggs Linscott, via Tax Title Takings.

**Date Unknown**

Frank Herbert Linscott and Sadie Greggs Linscott acquired Lots 254 to 271 of Walnut Hills Farm, recorded as Plan 29 in Plan Book 320 of the Middlesex South District Registry of Deeds from Hinston Realty Trust for an undisclosed consideration. (Deed not found)

**August 2, 1922**

John Hinston, Michael R. Connolly and Harriet Connolly, Trustees of Hinston Realty Trust acquired a parcel of land from John Reardon and Sons Corporation for an undisclosed consideration.

**June 27, 1898**

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Horn contains part of the present land at 225 Wildwood Avenue.

**July 30, 1886**

Alfred S. Horn and Arabella Horn acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from Curtis Davis and James Mellen for a consideration of \$3,500, which also included 2 parcels in Reading, MA.

**April 29, 1882**

Curtis Davis and James Mellen acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from the Receivers of the Mercantile Savings Institution for a consideration of \$1,300.

**September 22, 1881**

The Receivers of the Mercantile Savings Institution acquired 56 acres of land from Charles H. Johnson for a consideration of \$2,600.

**May 29, 1877**

Charles H. Johnson acquired 56 acres of land from The Mercantile Savings Institution for a consideration of \$2,600.

**September 28, 1874**

The Mercantile Savings Institution acquired 56 acres of land from Aurora H. C. Phelps by mortgage assignment for an unknown consideration.

**September 28, 1874**

Aurora H. C. Phelps acquired 56 acres of land from William Cherry by mortgage assignment for an unknown consideration.

**August 9, 1873**

William Cherry acquired 56 acres of land called the "Frog Hole Lot" from John Nelson for a consideration of \$3,000.

**April 17, 1871**

John Nelson acquired 56 acres of land called the "Frog Hole Lot" from Parker L. Converse for an unknown consideration.

**July 26, 1869**

Parker L. Converse acquired land situated on Beach Street, that was part of the 56 acre parcel from Samuel and Elizabeth Tidd via a tax title taking for a consideration of \$26.32.

**July 8, 1868**

Elizabeth Tidd acquired land situated on Beach Street from Alonzo V. Lynde for a consideration of \$1 and "other diverse and valuable considerations."

**January 1, 1852**

Alonzo V. Lynde acquired a parcel of land known as the "Back Woods" (also known as the Widow Susannah Davis Thirds, and an undivided part of the Tidd Estate of Homestead) from Samuel Tidd for a consideration of \$25.

**March 6, 1834**

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

**Address: 225 Wildwood Ave.**

**November 19, 1999**

Calest Industrial Investors, acquired land and buildings at 225 Wildwood Avenue from the DIV Wildwood, LLC, for a consideration of \$4,850,000.

**January 26, 1998**

DIV Wildwood, LLC, acquired land and buildings at 225 Wildwood Avenue and at 300 Wildwood Avenue from the Massachusetts Mutual Life Insurance Company for a consideration of \$6,325,000.

**Date Unknown**

The Massachusetts Mutual Life Insurance Company acquired a parcel of 9.494 acres with buildings at 225 Wildwood Avenue from Michael A. Howland (Howland Development Co. and 225 Wildwood Street Trust) for an unknown consideration.

**July 28, 1988**

225 Wildwood Trust (Michael A. Howland and Lorraine K. Howland, Trustees) acquired 9.494 acres of land and buildings from Michael A. Howland for a consideration of \$10.

**July 6, 1979**

Michael A. Howland acquired a parcel of 9.494 acres with buildings at 225 Wildwood Avenue from Walter Bushmich, Alexander Bushmich, and Boris Bushmich, Trustees of Bushmich Realty Trust, for a consideration of \$332,290.

**July 3, 1979**

Walter Bushmich, Alexander Bushmich, Boris Bushmich, Trustees of the Bushmich Realty Trust, acquired a parcel of 9.494 acres with buildings at 225 Wildwood Avenue from Walter Bushmich, Alexander Bushmich, Isadore Wasserman, Stephen R. Karp and Wallace Yaffe, Trustees of the Woburn 128 Realty Trust, for an unknown consideration of less than \$100, subject also to unpaid real estate taxes.

**September 30, 1970**

The Woburn at 128 Realty Trust (Edwin Howard & Isadore Wasserman, Trustees) acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," prepared by William Butler Jones, C.E., dated August, 1911, and recorded in Middlesex South District Registry of Deeds in Plan Book 206, Plan 33, from Abraham Lerner for a consideration of \$71,571.38

**November 30, 1970**

Trustees of Woburn at 128 Realty Trust acquired a parcel of 95,000 sq. ft., being Lot "C" on a "Plan of Land in Woburn Belonging to John Reardon and Sons Corp." from John W. Buckley and Marguerite E. Buckley for a consideration of \$152,590.68. The consideration included an additional parcel which is not part of 225 Wildwood Avenue.

**December 7, 1970**

Trustees of Woburn at 128 Realty Trust acquired a parcel formerly belonging to the Woburn Packing Company from John E. Maloney, Trustee under a Liquidating Agreement, for a consideration of \$270,072.

**March 11, 1960**

Abraham Lerner acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Beggs and Cobb Incorporated for an unknown consideration.

**July 15, 1950**

Beggs and Cobb Incorporated acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from John A. Akeson for an unknown consideration.

**May 24, 1950**

John W. Buckley, et. ux. acquired 95,000 sq. ft. of land, being Lot "C" and Lot "G" of undisclosed size, on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," prepared by William Butler Jones, C.E., dated August, 1911, from Agnes I. Murray for an unknown consideration.

**May 24, 1950**

Agnes I. Murray acquired 28.32 acres of land from the Woburn Packing Company for an unknown consideration.

**October 23, 1946**

John A. Akeson acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from James G. Connor for a consideration of less than \$100. James G. Connor acquired the land from the estate of Jeremiah F. Murray.

**November 29, 1945**

The Woburn Packing Company acquired 28.32 acres of land from the Boston and Maine Railroad for a consideration of \$1 and other valuable considerations.

**September 24, 1918**

Agnes I. Murray acquired 95,000 sq ft. of land, being Lot "C" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from the estate of Michael J. Murray.

**November 29, 1916**

Michael J. Murray acquired Lot "G" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from John Reardon and Sons Corp. for an unknown consideration.

**September 14, 1912**

Michael J. Murray acquired Lot "C" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Walter E. Pecker, executor of the Will of George Pecker, for a consideration of \$400.

**September 14, 1912**

James G. Connor acquired 5.3 acres of land, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Ann Murray for an unknown consideration.

**June 27, 1898**

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Horn contains part of the present land at 225 Wildwood Avenue.

**July 30, 1886**

Alfred S. Horn and Arabella Horn acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from Curtis Davis and James Mellen for a consideration of \$3,500, which also included 2 parcels in Reading, MA.

**April 29, 1882**

Curtis Davis and James Mellen acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from the Receivers of the Mercantile Savings Institution for a consideration of \$1,300.

**September 22, 1881**

The Receivers of the Mercantile Savings Institution acquired 56 acres of land from Charles H. Johnson for a consideration of \$2,600.

**May 29, 1877**

Charles H. Johnson acquired 56 acres of land from The Mercantile Savings Institution for a consideration of \$2,600.

**September 28, 1874**

The Mercantile Savings Institution acquired 56 acres of land from Aurora H. C. Phelps by mortgage assignment for an unknown consideration.

**September 28, 1874**

Aurora H. C. Phelps acquired 56 acres of land from William Cherry by mortgage assignment for an unknown consideration.

**August 9, 1873**

William Cherry acquired 56 acres of land called the "Frog Hole Lot" from John Nelson for a consideration of \$3,000.

**April 17, 1871**

John Nelson acquired 56 acres of land called the "Frog Hole Lot" from Parker L. Converse for an unknown consideration.

**July 26, 1869**

Parker L. Converse acquired land situated on Beach Street, that was part of the 56 acre parcel from Samuel and Elizabeth Tidd via a tax title taking for a consideration of \$26.32.

**July 8, 1868**

Elizabeth Tidd acquired land situated on Beach Street from Alonzo V. Lynde for a consideration of \$1 and "other diverse and valuable considerations."

**January 1, 1852**

Alonzo V. Lynde acquired a parcel of land known as the "Back Woods" (also known as the Widow Susannah Davis Thirds, and an undivided part of the Tidd Estate of Homestead) from Samuel Tidd for a consideration of \$25.

**March 6, 1834**

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

**Address: 275 Wildwood Ave.**

**Nov. 21, 1997**

The New England Confectionary Co. acquired 17.4 acres at 275 Wildwood Ave., known as Lot "A" on a "Plan of Land in Woburn, MA" by Alonzo B. Reed, Engineers and Architects (dated Nov. 23, 1970), from Lechmere, Inc. for a consideration of \$7,500,000.

**December 7, 1970**

Lechmere Tire and Sales Co. acquired the same 17.4 acres from the Woburn at Route 128 Realty Trust for a consideration of \$555,700.

**November 30, 1970**

The Woburn at 128 Realty Trust (Edwin Howard & Isadore Wasserman, Trustees) acquired 2 parcels of land from John W. and Marguerite E. Buckley for a consideration of \$152,590.68.

**September 30, 1970**

The Woburn at 128 Realty Trust (Edwin Howard & Isadore Wasserman, Trustees) acquired 12.1 acres from the Leon Bushmich Corporation for a consideration of some part of a total consideration of \$452,893.32. The 12.1 acres were part of a 6 parcel transaction totaling about 24 acres. The total consideration included all 6 parcels.

**September 30, 1970**

The Woburn at 128 Realty Trust (Edwin Howard & Isadore Wasserman, Trustees) acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," prepared by William Butler Jones, C.E., dated August, 1911, and recorded in Middlesex

South District Registry of Deeds in Plan Book 206, Plan 33, from Abraham Lerner for a consideration of \$71,571.38.

**March 11, 1960**

Abraham Lerner acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Beggs and Cobb Incorporated for an unknown consideration.

**July 15, 1950**

Beggs and Cobb Incorporated acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from John A. Akeson for an unknown consideration.

**May 24, 1950**

John W. Buckley, et. ux. acquired 95,000 sq. ft. of land, being Lot "C" and Lot "G" of undisclosed size, on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," prepared by William Butler Jones, C.E., dated August, 1911, from Agnes I. Murray for an unknown consideration.

**May 24, 1950**

Agnes I. Murray acquired 28.32 acres of land from the Woburn Packing Company for an unknown consideration.

**October 23, 1946**

John A. Akeson acquired 5.3 acres, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from James G. Connor for a consideration of less than \$100. James G. Connor acquired the land from the estate of Jeremiah F. Murray.

**November 29, 1945**

The Woburn Packing Company acquired 28.32 acres of land from the Boston and Maine Railroad for a consideration of \$1 and other valuable considerations.

**September 24, 1918**

Agnes I. Murray acquired 95,000 sq ft. of land, being Lot "C" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from the estate of Michael J. Murray.

**November 29, 1916**

Michael J. Murray acquired Lot "G" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from John Reardon and Sons Corp. for and unknown consideration.

**September 14, 1912**

Michael J. Murray acquired Lot "C" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Walter E. Pecker, executor of the Will of George Pecker, for a consideration of \$400.

**September 14, 1912**

James G. Connor acquired 5.3 acres of land, being Lot "D" on a "Plan of Land in Woburn, Mass. Belonging to John Reardon and Sons, Corp.," from Ann Murray for an unknown consideration.

**June 27, 1898**

John Reardon and Sons, Corp. acquired 10 parcels of land totaling 63.68 acres from Edmund Reardon for a consideration of \$1 and other valuable considerations. Edmund Reardon acquired the 10 parcels over the period 1886 to 1892 from the following sellers: Alfred S. Horn, Augustus E. Batchelder, Home for Aged Women, Hazen Witcher, Benjamin F. Richardson, Susanna R. Thurston, Fannie G. Adams, William and Mary Beggs, Albert H. and Carry B. Robinson, and Luke R. Tidd. The land acquired from Horn contains part of the present land at 275 Wildwood Avenue.

**July 30, 1886**

Alfred S. Horn and Arabella Horn acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from Curtis Davis and James Mellen for a consideration of \$3,500, which also included 2 parcels in Reading, MA.

**April 29, 1882**

Curtis Davis and James Mellen acquired 56 acres of land described on a plan entitled "Plan of an Estate owned by the Mercantile Savings Institution" of Boston, MA, drawn by J. E. Carter, dated August 1877. The land was acquired from the Receivers of the Mercantile Savings Institution for a consideration of \$1,300.

**September 22, 1881**

The Receivers of the Mercantile Savings Institution acquired 56 acres of land from Charles H. Johnson for a consideration of \$2,600.

**May 29, 1877**

Charles H. Johnson acquired 56 acres of land from The Mercantile Savings Institution for a consideration of \$2,600.

**September 28, 1874**

The Mercantile Savings Institution acquired 56 acres of land from Aurora H. C. Phelps by mortgage assignment for an unknown consideration.

**September 28, 1874**

Aurora H. C. Phelps acquired 56 acres of land from William Cherry by mortgage assignment for an unknown consideration.

**August 9, 1873**

William Cherry acquired 56 acres of land called the "Frog Hole Lot" from John Nelson for a consideration of \$3,000.

**April 17, 1871**

John Nelson acquired 56 acres of land called the "Frog Hole Lot" from Parker L. Converse for a consideration of \$3,000.

**July 26, 1869**

Parker L. Converse acquired land situated on Beach Street, that was part of the 56 acre parcel from Samuel and Elizabeth Tidd via a tax title taking for a consideration of \$26.32.

**July 8, 1868**

Elizabeth Tidd acquired land situated on Beach Street from Alonzo V. Lynde for a consideration of \$1 and "other diverse and valuable considerations."

**January 1, 1852**

Alonzo V. Lynde acquired a parcel of land known as the "Back Woods" (also known as the Widow Susannah Davis Thirds, and an undivided part of the Tidd Estate of Homestead) from Samuel Tidd for a consideration of \$25.

**March 6, 1834**

The Boston and Lowell Railroad Corporation (later the Boston and Maine Railroad Corporation) acquired a parcel of land near "Frog Hole" from Junius Richardson for a consideration of \$100.50.

Planners Collaborative Inc./RAI Joint Venture

November 24, 2002

Mr. Joseph F. LeMay  
Task Monitor U. S. Environmental Protection Agency  
Region 1  
1 Congress Street, Suite 1100  
Boston, Massachusetts, 02114-2023

Subject: Contract No. 68-R1-01-01  
TDD 01-02-08-0028  
Wells G&H OU-3/Industri-Plex OU-2: Title Searches near Southwest Properties  
and former John J. Riley properties

Dear Mr. LeMay:

The enclosed material was inadvertently left out of the report we sent you last Friday, Nov.21. The enclosed material covers the three properties for which you wanted ownership updates.

These properties are:

252 Salem Street

256 Salem Street

280 Salem Street

Please insert the material in the loose leaf notebook after the narrative lists of property transactions, and before the maps. Thank you. If you have any questions or comments, please do not hesitate to contact me at (617) 338-0018 x 112

Sincerely,



Brian Barber  
Planners Collaborative Inc.  
273 Summer Street  
Boston, MA 02210

## Ownership Updates

## 252 SALEM ST



Click to enlarge

**MBLU :** 38/ 01/ 03/ /  
**Location:** 252 SALEM ST  
**Owner Name:** MURPHY JOHN F  
**Account Number:** 166989054324 0



### Parcel Value

Item	Assessed Value
Buildings	298,400
Extra Building Features	0
Outbuildings	44,000
Land	453,800
<b>Total:</b>	<b>796,200</b>



### Owner of Record

MURPHY JOHN F  
 JOAN E MURPHY TR  
 16 HARRIET AVENUE  
 BURLINGTON, 01803



### Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
MURPHY JOHN F	14080/ 304	9/30/1986	



### Land Line Valuation

Size	Zone	Assessed Value
3.60 AC	IP	453,800



### Construction Detail

Item	Value
<b>Style</b>	Garage/Office
<b>Model</b>	Industrial
<b>Grade</b>	Good
<b>Stories</b>	1 Story
<b>Exterior Wall 1</b>	Concr/Cinder
<b>Exterior Wall 2</b>	Pre-finsh Metl

<b>Roof Structure</b>	Gable/Hip
<b>Roof Cover</b>	Asph/F GlS/Cmp
<b>Interior Wall 1</b>	Minim/Masonry
<b>Interior Floor 1</b>	Concr-Finished
<b>Heat Fuel</b>	Gas
<b>Heat Type</b>	Hot Air-no Duc
<b>AC Type</b>	None
<b>Bedrooms</b>	Zero Bedrooms
<b>Bathrooms</b>	Zero Bathrms



### Building Valuation

Item	Value
<b>Living Area</b>	3,548 square feet
<b>Replacement Cost</b>	284,305
<b>Year Built</b>	1989
<b>Depreciation</b>	12%
<b>Building Value</b>	250,200



### Outbuildings

Code	Description	Units
TNK3	GT-10,000	80000

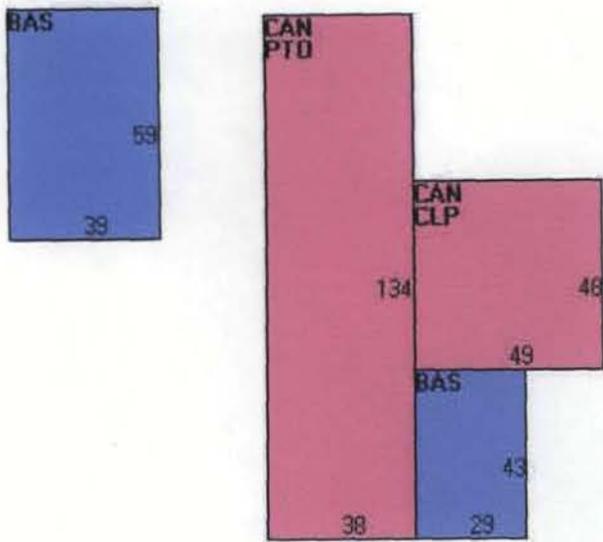


### Extra Features

Code	Description	Units
	No Extra Building Features	



### Building Sketch



### Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	3548	3548
CAN	Canopy	7444	0
CLP	Loading Platform, Finished	2352	0
PTO	Patio	5092	0

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## 256 SALEM ST

Building 1 of 2 [Next Building >>](#)



[Click to enlarge](#)

**MBLU :** 38/ 01/ 04/ /  
**Location:** 256 SALEM ST  
**Owner Name:** WHITNEY RUTH JTR  
**Account Number:** 166991754335 0



### Parcel Value

Item	Assessed Value
Buildings	71,400
Extra Building Features	0
Outbuildings	0
Land	382,800
<b>Total:</b>	<b>454,200</b>



### Owner of Record

WHITNEY RUTH JTR  
 4 CAMPGROUND ROAD  
 BOXFORD, 01921



### Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
WHITNEY RUTH JTR	18934/ 267	1/1/1988	



### Land Line Valuation

Size	Zone	Assessed Value
2.67 AC	IP	382,800



### Construction Detail

Item	Value
<b>Style</b>	Warehouse
<b>Model</b>	Industrial
<b>Grade</b>	Poor
<b>Stories</b>	1 Story
<b>Exterior Wall 1</b>	Pre-finish Metl

<b>Roof Structure</b>	Gable/Hip
<b>Roof Cover</b>	Metal/Tin
<b>Interior Wall 1</b>	Minim/Masonry
<b>Interior Floor 1</b>	Minimum/Plywd
<b>Heat Fuel</b>	Gas
<b>Heat Type</b>	Hot Air-no Duc
<b>AC Type</b>	None
<b>Bedrooms</b>	Zero Bedrooms
<b>Bathrooms</b>	Zero Bathrms



### Building Valuation

Item	Value
<b>Living Area</b>	9,519 square feet
<b>Replacement Cost</b>	210,751
<b>Year Built</b>	1964
<b>Depreciation</b>	64%
<b>Building Value</b>	75,900



### Outbuildings

Code	Description	Units
No Outbuildings		



### Extra Features

Code	Description	Units
No Extra Building Features		



### Building Sketch



### Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	9519	9519

Building 1 of 2 Next Building >>

Powered by Vision Appraisal Technology

## 256 SALEM ST

<< Prev Building Building 2 of 2



Click to enlarge

**MBLU :** 38/ 01/ 04/ /  
**Location:** 256 SALEM ST  
**Owner Name:** WHITNEY RUTH JTR  
**Account Number:**

## Overall Parcel Information Available on Building 1



### Construction Detail

Item	Value
<b>Style</b>	Service Shop/C
<b>Model</b>	Commercial
<b>Grade</b>	Bel Avg
<b>Stories</b>	1 Story
<b>Exterior Wall 1</b>	Vinyl Siding
<b>Roof Structure</b>	Gable/Hip
<b>Roof Cover</b>	Asph/F Gls/Cmp
<b>Interior Wall 1</b>	Drywall/Sheet
<b>Interior Floor 1</b>	Minimum/Plywd
<b>Heat Fuel</b>	Oil
<b>Heat Type</b>	Hot Water
<b>AC Type</b>	None
<b>Bebrooms</b>	Zero Bedrooms
<b>Bathrooms</b>	1 Bathroom



### Building Valuation

Item	Value
<b>Living Area</b>	660 square feet
<b>Replacement Cost</b>	34,247
<b>Year Built</b>	1930
<b>Depreciation</b>	56%
<b>Building Value</b>	15,100



### Outbuildings

Code	Description	Units
No Outbuildings		

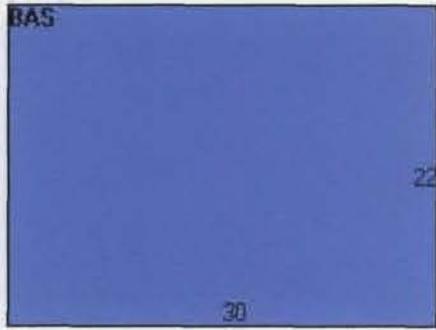


### Extra Features

Code	Description	Units
No Extra Building Features		



### Building Sketch



### Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	660	660

<< Prev Building Building 2 of 2

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## 280 SALEM ST



[Click to enlarge](#)

**MBLU :** 38/ 01/ 06/ /  
**Location:** 280 SALEM ST  
**Owner Name:** 280 SALEM STREET LLC  
**Account Number:** 166995854371 0



### Parcel Value

Item	Assessed Value
Buildings	474,500
Extra Building Features	0
Outbuildings	0
Land	259,500
<b>Total:</b>	<b>734,000</b>



### Owner of Record

280 SALEM STREET LLC  
 C/O JOHN KELLEY TRUSTEE  
 P.O. BOX 158  
 NORTH BILLERICA, 01862



### Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
280 SALEM STREET LLC	33882/ 233	10/23/2001	600,000
280 SALEM STREET LLC	1244/ 4	10/23/2001	600,000
BOUTWELL CLIFFORD C	6927/ 567	1/1/1946	



### Land Line Valuation

Size	Zone	Assessed Value
5.18 AC	R1	259,500



### Construction Detail

Item	Value
<b>Style</b>	Mixed Use
<b>Model</b>	Commercial
<b>Grade</b>	Bel Avg
<b>Stories</b>	2 Stories
<b>Exterior Wall 1</b>	Concr/Cinder

<b>Roof Structure</b>	Flat
<b>Roof Cover</b>	Tar & Gravel
<b>Interior Wall 1</b>	Minim/Masonry
<b>Interior Floor 1</b>	Concr-Finished
<b>Heat Fuel</b>	Gas
<b>Heat Type</b>	Forced Air-Duc
<b>AC Type</b>	None
<b>Bedrooms</b>	Zero Bedrooms
<b>Bathrooms</b>	Zero Bathrms



### Building Valuation

Item	Value
<b>Living Area</b>	21,213 square feet
<b>Replacement Cost</b>	616,556
<b>Year Built</b>	1988
<b>Depreciation</b>	26%
<b>Building Value</b>	456,300



### Outbuildings

Code	Description	Units
	No Outbuildings	

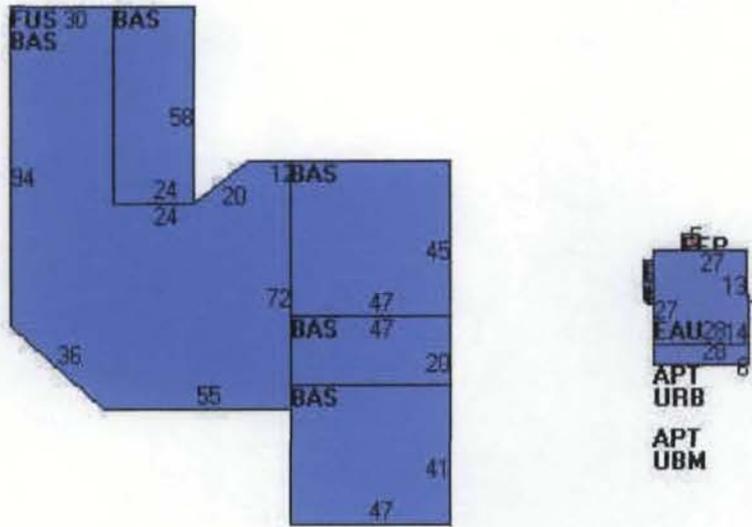


### Extra Features

Code	Description	Units
	No Extra Building Features	



### Building Sketch



### Subarea Summary

Code	Description	Gross Area	Living Area
APT	Apartment	1654	1654
BAS	First Floor	12983	12983
EAU	Attic, Expansion, Unfinished	743	0
FEP	Enclosed Porch	25	0
FUS	Upper Story, Finished	6576	6576
UBM	Basement, Unfinished	201	0
URB	Lower Level Unfinished	743	0

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US EPA ARCHIVE DOCUMENT

BK 33882 PG 232 1186870

MICROFILM RECORDED

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court Department

Middlesex Division

Docket No. 00P 3578 EP

SV 5M/1  
BOTH WAYS

Probate of Will With/Without Sureties 3

Name of Decedent Grace E. Boutwell

Domicile at Death 280 Salem Street, Woburn Middlesex 01801  
(Street and No.) (City or Town) (County) (Zip)

Date of Death March 20, 2000

Name and address of Petitioner(s) William E. Boutwell, **REDACTED - PERSONAL PRIVACY**  
Grace P. Morse, **REDACTED - PERSONAL PRIVACY**

Status named co-executors

Heirs at law or next of kin of deceased including surviving spouse:

Name	Residence (minors and incompetents must be so designated)	Relationship
<u>Clifford C. Boutwell</u>	<b>REDACTED - PERSONAL PRIVACY</b>	<u>husband</u>
<u>Robert Boutwell, M.D.</u>	<b>REDACTED - PERSONAL PRIVACY</b>	<u>son</u>
<u>Nancy Murphy</u>	<b>REDACTED - PERSONAL PRIVACY</b>	<u>daughter</u>
<u>Grace P. Morse</u>	<b>REDACTED - PERSONAL PRIVACY</b>	<u>daughter</u>
<u>William E. Boutwell</u>	<b>REDACTED - PERSONAL PRIVACY</b>	<u>son</u>

That said deceased left a will — ~~and codicils~~ — herewith presented, wherein your petitioner(s) are named ~~co-executors~~, Clifford C. Boutwell having declined and wherein the testatrix had requested that your petitioner(s) be exempt from giving surety on his/her/their bond(s).

The petitioner(s) hereby certify that a copy of this document, along with a copy of the decedent's death certificate has been sent by certified mail to the Department of Public Welfare, P.O. Box 86, Essex Station, Boston, Massachusetts 02112.

Wherefore your petitioner(s) pray(s) that said will — ~~and codicils~~ — may be proved and allowed, and that he/she/they be appointed execut ors. thereof, with/without surety on his/her/their bond(s) and certify under the penalties of perjury that the statements herein contained are true to the best of his/her/their knowledge and belief.

Date 7/18/00 Signature(s) [Signature]

The undersigned hereby assent to the foregoing petition and to the allowance of the will without testimony.

DECREE

All persons interested having been notified in accordance with the law or having assented and no objections being made thereto, it is decreed that said instrument(s) be approved and allowed as the last will and testament of said deceased, and that said petitioner(s): William E. Boutwell of Ware, New Hampshire and Grace P. Morse of Chelmsford in the County of Middlesex be appointed execut ors. thereof, first giving bond with out sureties for the due performance of said trust.

Date 07/17/2000 Edward F. Donnelly Jr.  
JUSTICE OF THE PROBATE AND FAMILY COURT

DATED OCT 13 2001

I, the undersigned HEREBY CERTIFY that I am the Register of the Probate and Family Court in the County of Middlesex, that such as I have Custody of the records of said Court, and I further Certify that the foregoing is a photographic copy of the decree of appointment of the fiduciary, that said fiduciary has given bond as required by the law and that said appointment remains in full force.

Witness, by my hand and seal of the Probate Court of the Commonwealth of Massachusetts, in Cambridge.  
John R. Guonono  
REGISTER OF PROBATE

1180073

BK 33882 PG 233

QUITCLAIM DEED

CLIFFORD C. BOUTWELL, individually, and William E. Boutwell, as Executor of the Estate of Grace E. Boutwell (Middlesex Probate No. 00:3898EP, pursuant to the power of sale contained in the Will of Grace E. Boutwell, a copy of which is attached hereto, and GRACE P. MORSE, not individually, but as Executrix of the Estate of Grace E. Boutwell (Middlesex Probate No. 00:3898EP, pursuant to the power of sale contained in the Will of Grace E. Boutwell, a copy of which is attached hereto, for consideration paid of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) grant to 280 Salem St., L.L.C., with a principal address at \_\_\_\_\_

*with Quitclaim Covenants*

PARCEL I

The land in Woburn with buildings thereon beginning at a corner on the North side of Salem Street at land of Charles E. Quinn et al, the line runs N 5° 55' W to a stake a distance of three and 06/100 (3.06) feet, thence turning the line runs N 29° 36' 00" E two hundred and 36/100 (200.36) feet to a stone bound, thence in same course by land of aforesaid Quinn a distance of two hundred sixty eight and 19/100 (268.19) feet to the thread of the Aberjona River, thence following the thread of the Aberjona River in a general Southerly direction, three hundred thirty (330.00) feet more or less to the North side of a bridge on Salem Street, said point being on the North side of Salem Street, thence the line runs S 49° 00' W a distance of sixty-four and 70/100 (64.70) feet to a stone bound, thence on a curve bearing to the right with a radius 350.05' a distance of one hundred thirty-eight and 19/100 (138.19) feet to a stone bound, thence the line runs S 71° 36" W a distance of one hundred fifty-six and 95/100 (156.95) feet to a stone bound thence on a curve bearing to the right with a radius of 755.61' a distance of twenty-seven and 30/100 (27.30) feet to a stake to point of beginning.

Containing 62,500 sq. ft. more or less. The last four courses described constitute the layout of the North side of Salem Street as layed out by the County Commission in 1920.

For title reference see deed of Clifford C. Boutwell and Grace E. Boutwell to Clifford C. Boutwell and Grace E. Boutwell, dated March 20, 1990 and recorded with Middlesex South Registry of Deeds in Book 20445, Page 072, Death Certificate of Grace E. Boutwell, recorded prior hereto and Middlesex Probate No. 00P3898EP.

PARCEL II

that certain parcel of land with the buildings thereon, if any, situate in Woburn in the County of Middlesex and said Commonwealth, bounded and described as follows:

Westerly by land now or formerly of Charles E. Quinn et al, one hundred thirty-two and 60/100 feet; Northwesternly by said Quinn et al land, one hundred twenty-one and 05/100 feet; and Southeasterly by land now or formerly of Daniel J. Quinn, measuring on the upland, two hundred and 37/100 feet.  
Said parcel is shown as lot B on said plan, (Plan No. 3507<sup>B</sup>).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 389, Page 197, with Certificate 58179.

The above described land is subject to a Taking by the Middlesex County Commissioners for relocation of Salem Street, as shown on said plan, see Filed Plan 683, Document 35795 and to a Taking by the City of Woburn for construction of sewer, Document 111000

For title reference see Certificate of Title No. 187189, filed in the Land Registry District of Middlesex County in Registration Book 1066, Page 39, Death Certificate of Grace E. Boutwell, recorded prior hereto and Middlesex Probate No. 00P3898EP.

*270 v Salem - dt  
Middlesex, Mch.*

*Ld  
H.D  
J*

187189-1066-39  
187189-1066-40

187189-1066-41

PARCEL III

that certain parcel of land with the buildings thereon, if any, situate in Woburn in the County of Middlesex and said Commonwealth, bounded and described as follows:

Southwesterly by line of land marked City of Woburn (Sewer Location) as shown on plan hereinafter mentioned, five hundred twenty-three and 17/100 feet;  
 Northwesterly by land now or formerly of John J. Riley Company, about five hundred and eighty-one feet;  
 Northeasterly by the Abajona (sic) River;  
 Southeasterly by land now or formerly of Daniel J. Quinn, measuring on the upland, about two hundred and fifty-three feet; and  
 Southeasterly, again, one hundred twenty-one and 05/100 feet, and  
 Northeasterly, one hundred thirty-five and 66/100 feet; by lot B<sup>2</sup> on said plan, ending at a point on Salem Street.

*Ld Reg*

Said parcel is shown as lot 1 on said plan. (Plan no. 3507<sup>c</sup>).

All of said boundaries, except the river line, are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 612, Page 138, with Certificate 96488.

The above described land is subject to such flowage rights as may legally exist.

For title reference see Certificate of Title No. <sup>187190</sup>~~187189~~, filed in the Land Registration Office for the Middlesex South Registry of Deeds in Registration Book 1066, Page 40, Certificate No. 187190, Death Certificate of Grace E. Boutwell, recorded prior hereto and Middlesex Probate No. 00P3898EP.

PARCEL IV

that certain parcel of land with the buildings thereon, if any, situate in Woburn in the County of Middlesex and said Commonwealth, bounded and described as follows:

Southeasterly by the Northwesterly line of Salem Street, two hundred twenty-one and 99/100 feet;  
 Southwesterly by land now or formerly of Hugh A. Quinn et al, four hundred forty-eight and 89/100 feet; and  
 Northwesterly, eight and 62/100 feet, and  
 Northeasterly, five hundred and 82/100 feet, by line of land marked City of Woburn (Sewer Location) as shown on plan hereinafter mentioned.

*Ld Reg*

Said parcel is shown as lot 2 on said plan, (Plan No. 3507<sup>c</sup>).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 612, Page 138, with Certificate 96488.

Together with the fee and soil of so much as Salem Street shown on said plan as was included by implication of law in bounding by Salem Street in its former location prior to its relocation by the Middlesex County Commissioners under Document 33795.

The above described land is subject to such flowage rights as may legally exist, see Order of Court, Document 338765.

For title reference see Certificate of Title No. <sup>187191</sup>~~187189~~, filed in the Land Registration Office for the Middlesex South Registry of Deeds in Registration Book 1066, Page 41, Certificate No. 187191, Death Certificate of Grace E. Boutwell, recorded prior hereto and Middlesex Probate No. 00P3898EP.

110007

BK33882PG235

WITNESS our hands and seals this 19 day of October, 2001.

[Signature]  
WILLIAM E. BOUTWELL, not  
individually, but as Executor of  
the Estate of Grace E. Boutwell

[Signature]  
CLIFFORD C. BOUTWELL, Individually

[Signature]  
GRACE P. MORSE, not individually but as  
Executor of the Estate of Grace E. Boutwell

COMMONWEALTH OF MASSACHUSETTS

Cum gratia ss.

October 27, 2001

Then personally appeared the above-named CLIFFORD C. BOUTWELL, individually  
and GRACE P. MORSE, not individually but as Executrix of the Estate of  
Grace E. Boutwell and acknowledged the foregoing instrument to be their free act and deed, before me.

[Signature]  
Notary Public Robert East  
My Commission Expires: 10/27/04

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 19, 2001

Then personally appeared before me the above-named William E. Boutwell, not  
individually, but as Executor of the Estate of Grace E. Boutwell, and acknowledged  
the foregoing instrument to be his free act and deed, before me,

[Signature]  
Notary Public Robert East  
My Commission Expires: 10/27/04

NOTARIAL PUBLIC  
ROBERT EAST  
10/27/04

10/27/2001  
APPROVED FOR REGISTRATION  
BY THE COURT in to Executor, testament

[Signature]  
Notary Public  
with attached affidavit

1130870

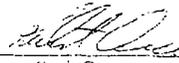
EX33982F6236

AFFIDAVIT OF ROBERT ORSI

I, Robert Orsi, being duly sworn do hereby depose and say of my personal knowledge.

1. I am an attorney at Tarlow, Breed, Hart, Murphy & Rodgers, P.C., 21 Custom House Street, Boston, Massachusetts.
2. On Friday, October 19, 2001, I witnessed Clifford C. Boutwell sign a deed of certain property located at 278-280 Salem Street, Woburn, Massachusetts to 280 Salem St., L.L.C. Mr. Boutwell acknowledged his signature to be his free act and deed.
3. From my discussions with Mr. Boutwell's daughter, Grace P. Morse, I know that Mr. Boutwell is approximately eighty years old, and is seriously ill with diabetes. From my discussion with Mr. Boutwell, I observed him to be knowledgeable concerning the real estate transaction with 280 Salem St., L.L.C., and to freely sign the deed for the sale.

Signed under the pains and penalties of perjury this 23rd day of October, 2001

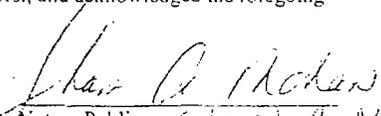
  
 \_\_\_\_\_  
 Robert Orsi, Esq.

COMMONWEALTH OF MASSACHUSETTS

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

Oct. 23, 2001

Then personally appeared the above-named Robert Orsi, and acknowledged the foregoing instrument to be his free act and deed, before me,

  
 \_\_\_\_\_  
 Notary Public SHARON A. McNAMEE  
 My Commission Expires:

Maps

# MIT Ortho Browser: MassGIS Orthophoto 233914

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Click on the image to:  Zoom IN 400%;  Zoom OUT 400%;  Recenter image



0 50 100 200m  
0 200 400 600ft.

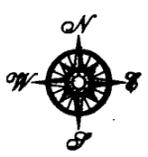
US EPA ARCHIVE DOCUMENT



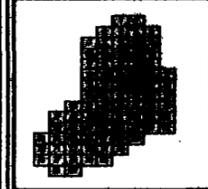
TAX MAP  
31  
OF WOBURN  
MASSACHUSETTS



- City Boundary
- Property Lines
- Zoning Lines
- Easement
- Right of Way
- Paper Street
- Water
- Buildings
- Parcel Numbers
- Block Numbers
- 5,500 SF Acreage
- 100.00' Dimensions
- R-1 Zone



THIS MAP IS PREPARED FOR THE BENEFIT OF THE CITY OF WOBURN AND IS DERIVED FROM THE RECORDS OF THE CITY OF WOBURN, MASSACHUSETTS, INCLUDING PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE CITY OF WOBURN AND ITS ENGINEERS ASSUME NO LIABILITY FOR THE INFORMATION CONTAINED HEREIN.



Scale 1 inch = 200 feet

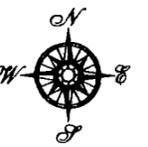
Conversion Date:  
Revision Date: March 1, 2008

City of Woburn  
Engineering Department

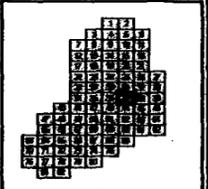
TAX MAP  
37  
OF WOBURN  
MASSACHUSETTS



- City Boundary
- Property Lines
- Zoning Lines
- Easement
- Right of Way
- Paper Street
- Water
- Buildings
- 12 Parcel Numbers
- 8 Block Numbers
- 5,500 SF Acreage
- 100.00' Dimensions
- R-1 Zone



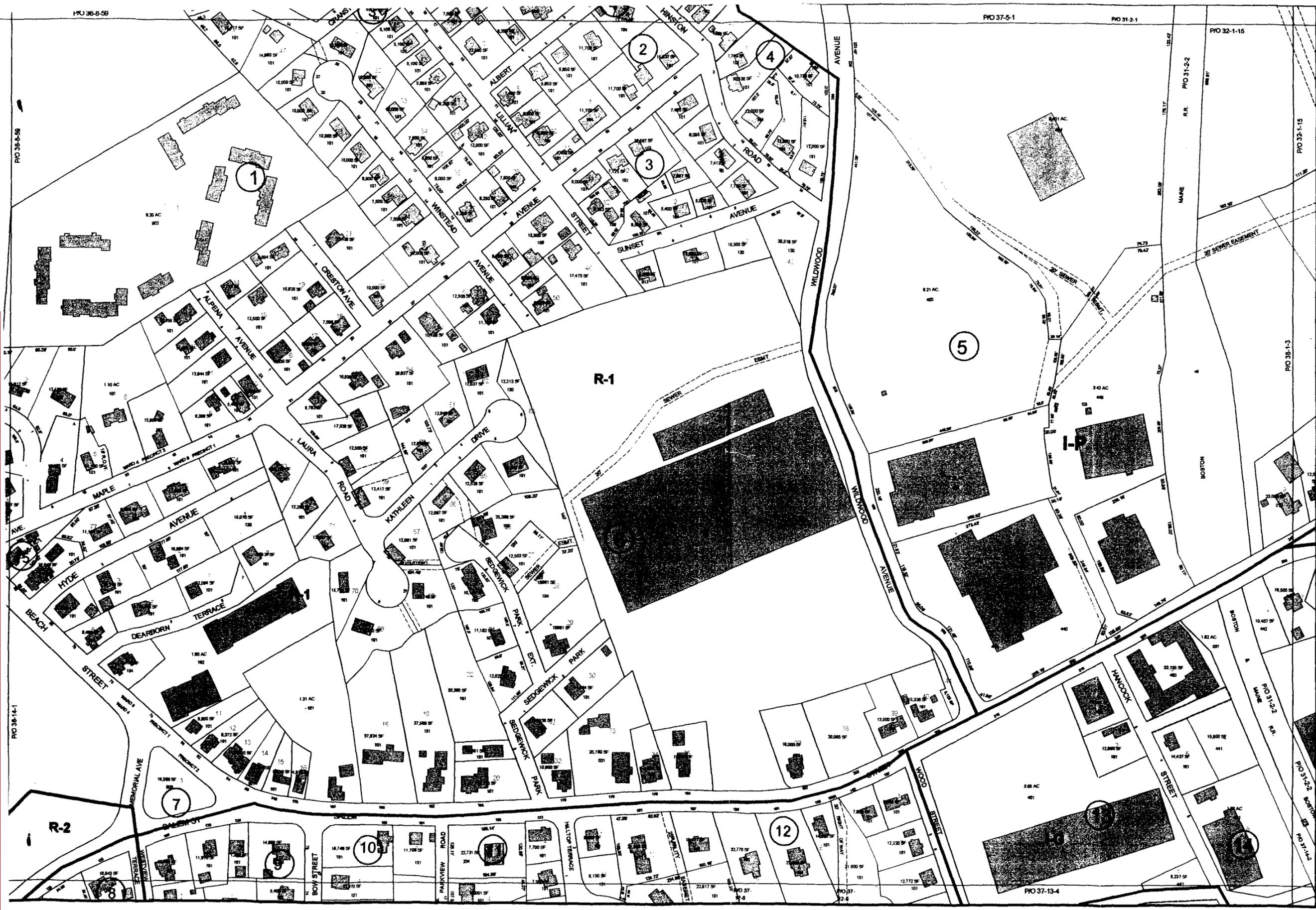
THIS MAP IS PREPARED FOR THE MEMORY OF REAL ESTATE PROPERTY WITHIN THE CITY OF WOBURN AND IS COMPILED FROM THE RECORDS, DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTICED THAT THE INFORMATION CONTAINED ON THIS MAP IS UNWARRANTED AND SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE CITY OF WOBURN AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.



Scale 1 inch = 200 feet

Conversion Date:  
Revision Date: March 1, 2003

City of Woburn  
Engineering Department



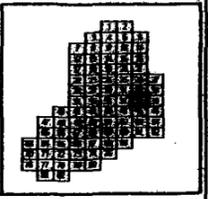
TAX MAP  
38  
OF WOBURN  
MASSACHUSETTS



- City Boundary
- Property Lines
- Zoning Lines
- Easement
- Right of Way
- Paper Street
- Water
- Buildings
- 12 Parcel Numbers
- 8 Block Numbers
- 5,500 SF Acreage
- 100.00' Dimensions
- R-1 Zone



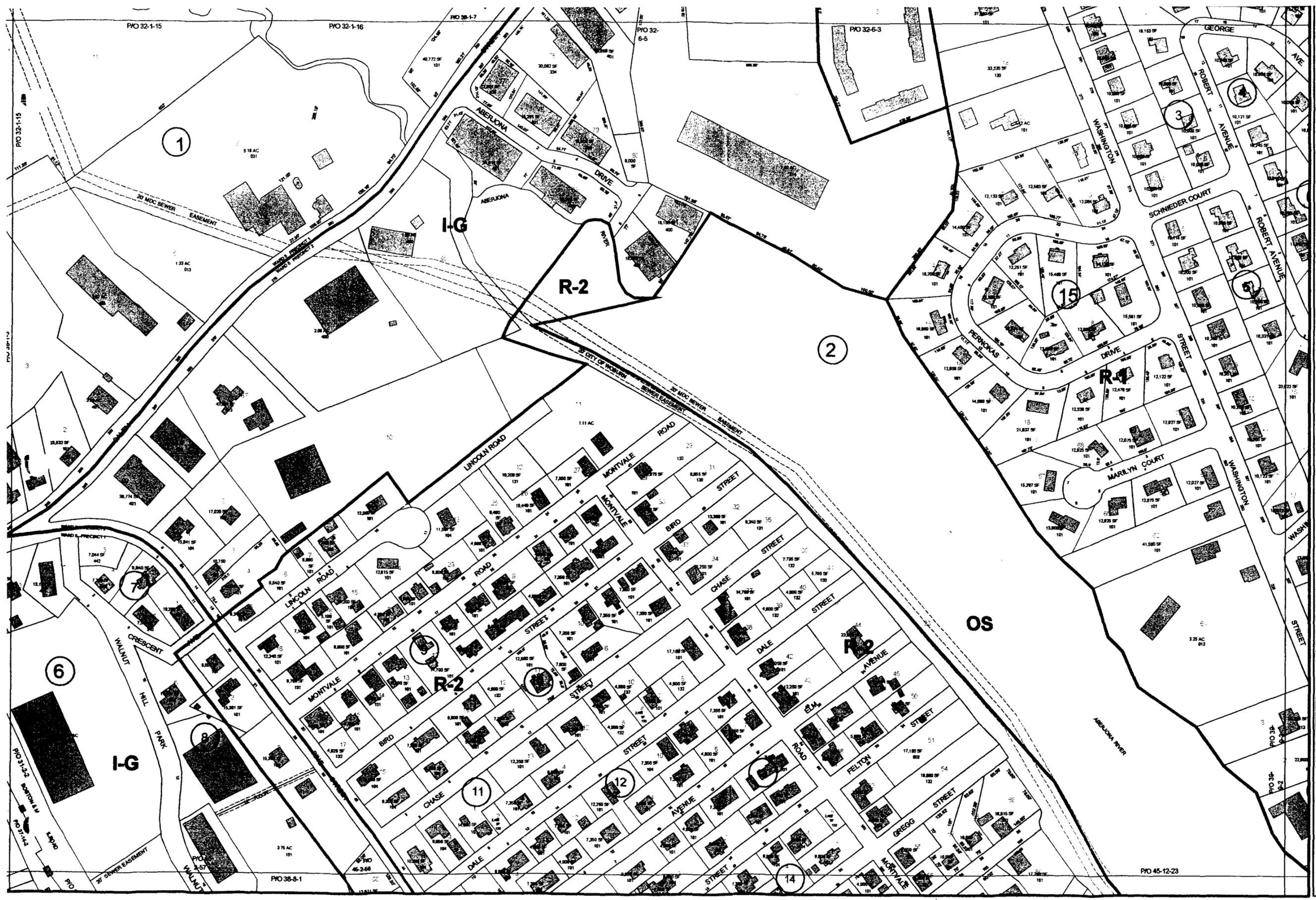
THIS MAP IS PREPARED FOR THE INVENTORY OF REAL ESTATE PROPERTY WITHIN THE CITY OF WOBURN AND IS COMPILED FROM THE RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS AND OTHER PUBLIC RECORDS AND DATA SOURCES. THE MAP PREPARED HEREIN NOTIFIED THAT THE INFORMATION CONTAINED ON THIS MAP IS INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE CITY OF WOBURN AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.



Scale 1 inch = 200 feet

Convention Date:  
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City of Woburn  
Engineering Department

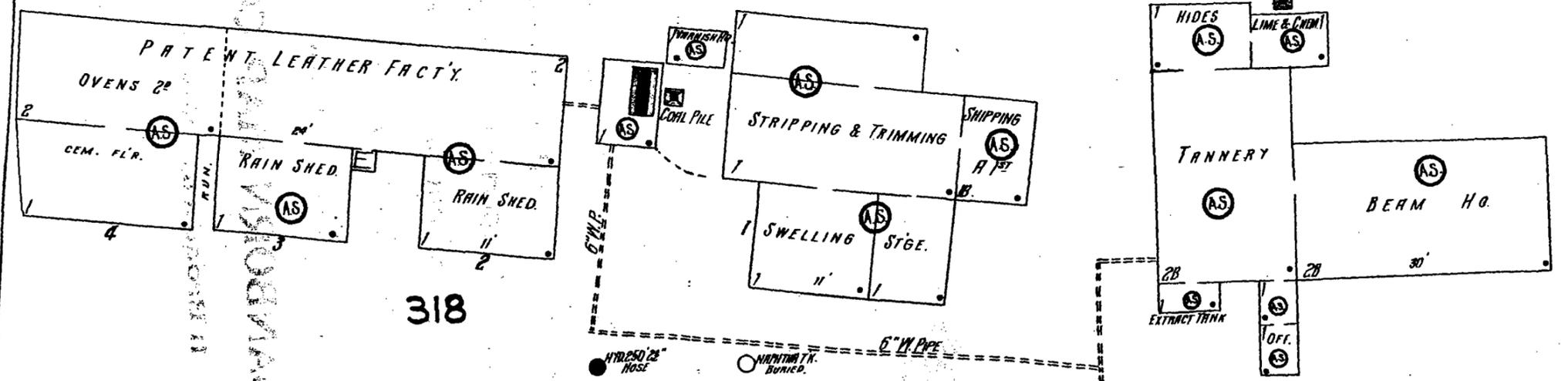




MAY 1926  
WOBURN  
MASS.

DRY RACKS  
JOHN J. RILEY CO.

PATENT LEATHER FACTORY



318

NIGHT WATCHMAN - NO CLOCK - LIGHTS & POWER - ELEC. - HEAT - STERM. - APPR'D. AUTO SPRKLS - WET SYSTEM - CITY WATER - CHEM. FIRE EXT'RS.

DRY RACKS.

H  
2  
1  
A

6" W. PIPE

T.H.

WOOD

STORE NO. 1

R. OFF. H.

SHIPPING.

SWELLING.

PATENT LEATHER FACTORY

STORE NO.

INCLINE

OUR 30" NOSE.

(A.S.)

V.P. 50" NOSE.

MURRAY LEATHER CO.  
PATENT LEATHER FACTORY No 1.

NIGHT WATCHMAN - ECO CLOCK - 8 STATIONS - HEAT: STEAM - LIGHTS & POWER: ELEC -  
HYDR. AUTO. SPRINKL'S - WET SYSTEM - CITY WATER.

319

D.H. 300" NOSE.

Basin

STORE NO.

LAMP NO.

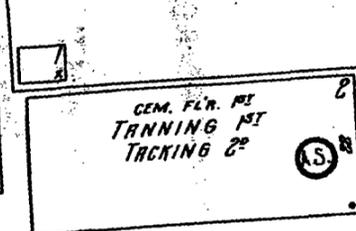
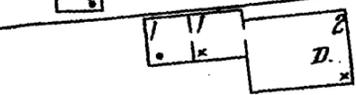
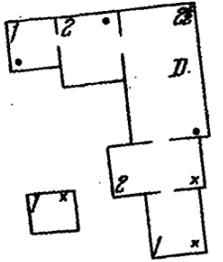
(A.S.)

TANNERY  
CEMENT FLOOR.

(S.P.E.)

CEM. FL'R. 1ST  
TANNING 1ST  
TRACKING 2ND

(A.S.)



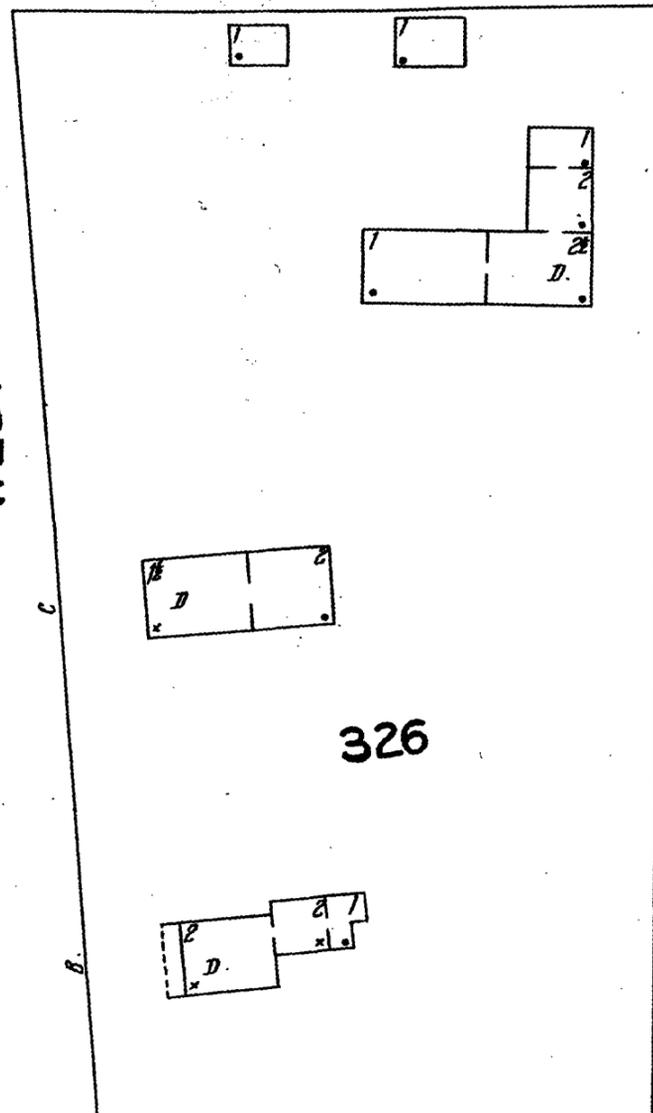
6" W. PIPE

T.H.

6" W. PIPE

WEST

35'



326

CLEMSON KNIFE CO.  
KNIFE SHOP.

STORE NO.

CLEMSON SAW CO.  
NOT IN OPERATION

NO WATCHMAN - HEAT: STEAM - LIGHTS & POWER: ELEC - FIRE ALARMS.

326A

COAL

NOT NAMED.

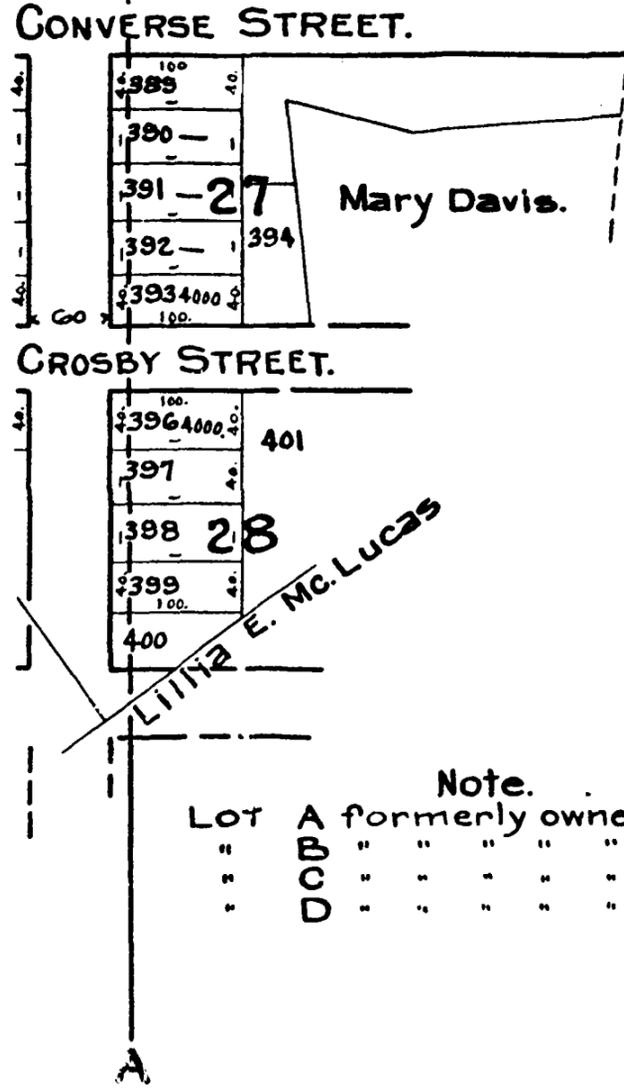
40'

DEPOT

T.H.

B. & M. R. R.

362	363	364	365	366	367	368	369	422	423	424	425	426	427	428	429	430	431	483	482	481	480	479	478	477	476	475	474					
370	371	372	373	374	375	376	377	378	379	380	381	402	403	404	405	406	407	408	409	410	411	484	485	486	487	488	489	490	491	492	493	494
387	386	385	384	383	382	421	420	419	418	417	416	415	414	413	412	495	496	497	498	499	500	501	502	503	504	505						



OHIO STREET. WESTON

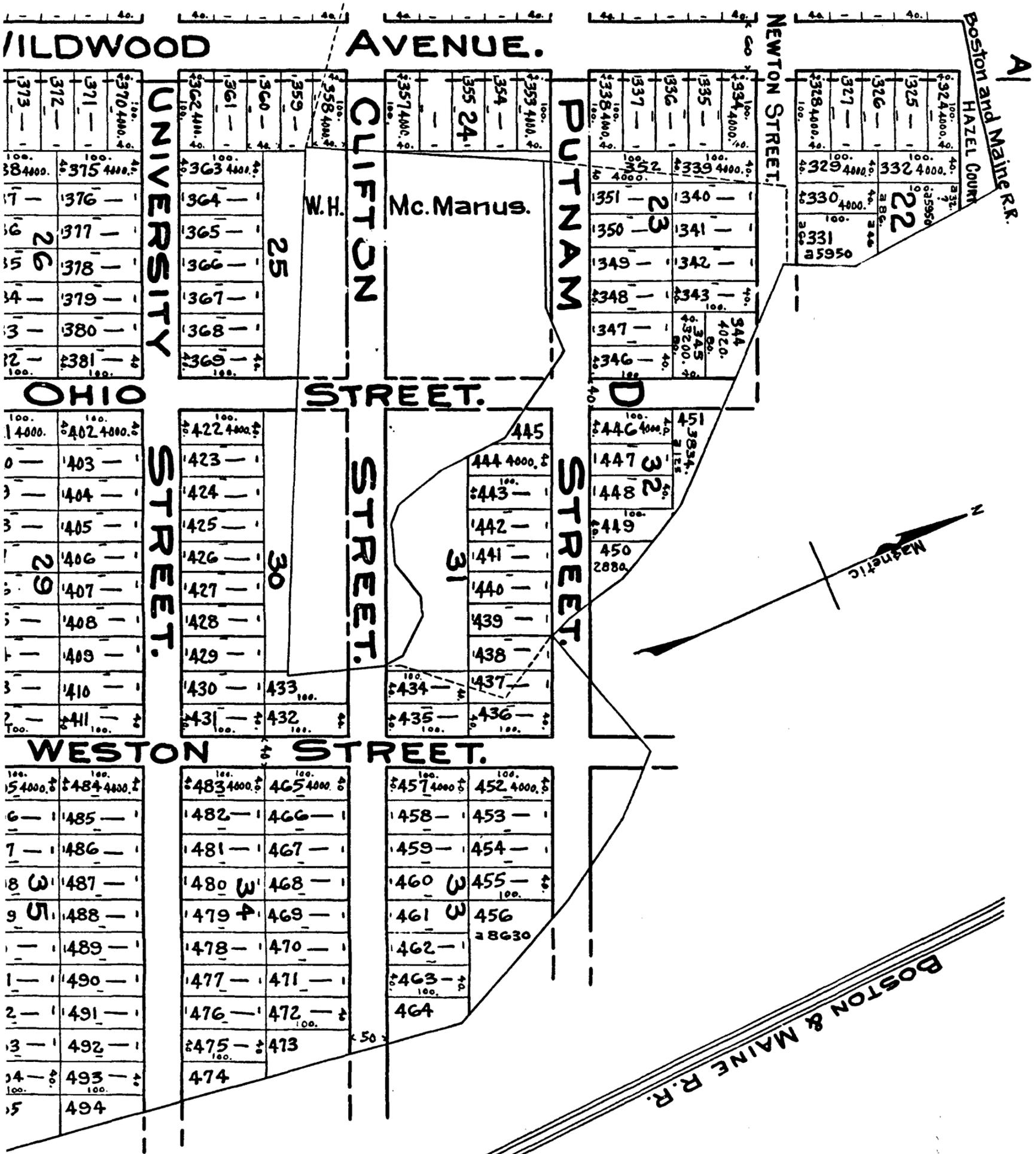
?? Porter Boston and Maine R.R.

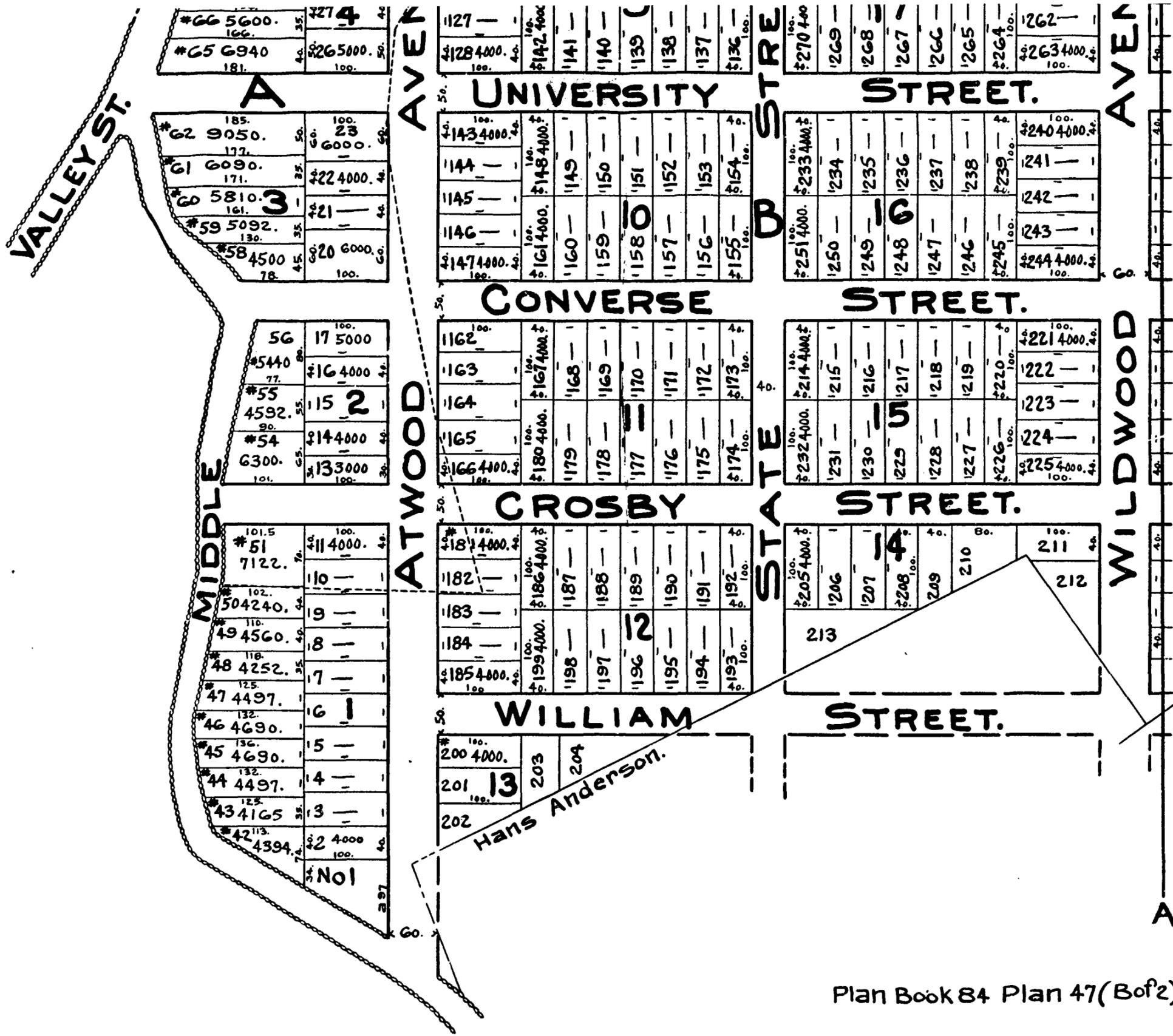
Plan of Land  
in Ward 4 -  
**WOBURN MASS,**  
belonging to the  
**Lepingwell Land Co.**  
OF BOSTON, 1893  
Scale 100ft. to an inch.  
C. F. Hartshorne, C.E.

(Original on file.)  
(Scale of this plan: 1 inch = 150 feet.)

Note.  
 Lot A formerly owned by Jonathan Thompson.  
 " " " " " " Jonathan Thompson and John Winn.  
 " " " " " " Morrill Wyman  
 " " " " " " Ruth R. Hart.

MIDDLESEX REGISTRY OF DEEDS, SO. DIST.  
CAMBRIDGE, MASS.  
COPY OF PLAN  
Recorded Dec. 12, 1893 at 12 h. - m. M  
In Plan Book 84 Plan 47 (A of 2)  
Attest *William B. Bailey* Register





Plan Book 84 Plan 47(Bof2)



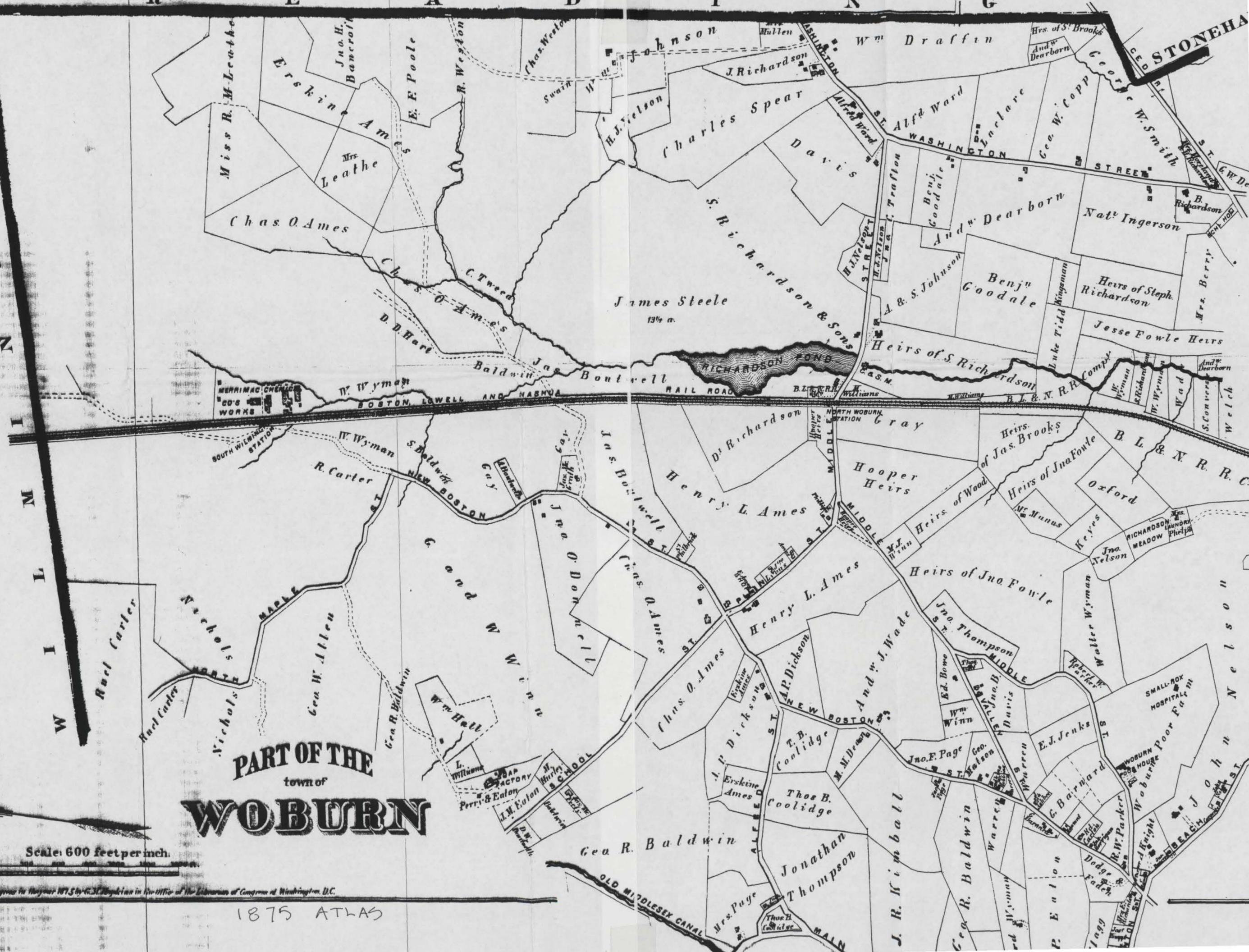
Voburn Poor Farm

PLATE I  
And W. Dearborn



PART OF THE  
town of  
**WOBBURN**

Entered according to act of Congress in the year 1875 by G. M. Hopkins in the office of the Librarian of Congress at Washington, District of Columbia.



PART OF THE  
town of  
**WO BURN**

Scale: 600 feet per inch.

Copyright by Thomas H. Morgan 1875 by G. J. Boylston in the Office of the Librarian of Congress at Washington, D.C.



4

5

US EPA ARCHIVE DOCUMENT

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
New England  
1 Congress Street, Suite 1100  
Boston, Massachusetts 02114-2023

**MEMORANDUM**

**DATE :** February 23, 2001

**FROM:** William F. Hanscom, Investigator  
Search & Cost Recovery Section  
Office of Site Remediation & Restoration

**TO :** Wells G & H Site File

**SUBJ :** Wells G & H Remedial Site (ID No. 0146)  
Woburn, Massachusetts

As requested I have conducted research at the Assessor's Office, City of Woburn, Massachusetts and the Middlesex County Registry of Deeds (South), Cambridge, Massachusetts for the following properties.

1. 252R Salem Street, Woburn
2. 256 Salem Street, Woburn
3. 278 Salem Street, Woburn
4. 263 Salem Street, Woburn

The results of my investigation follow.

1. **252 Salem Street, Woburn, Massachusetts**

**July 19, 1954**

Muriel F. Murphy, wife of William F. Murphy, Woburn, Massachusetts, acquired a parcel of property containing 23,552 square feet of land, located at 250 Salem, Street, Woburn,

Massachusetts, from Cora A. Quinn, Woburn, Massachusetts, for a consideration of \$100.00.<sup>1</sup>

**September 5, 1962**

John F. Murphy and Joan E. Murphy, Woburn, Massachusetts, acquired a parcel of property containing 12,700 square feet of land, located at Wildmere Avenue and Kenmere Avenue, Burlington, Massachusetts, from Joan E. Murphy, Woburn, Massachusetts, for a consideration of \$100.00.<sup>2</sup>

**July 7, 1977**

John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, acquired a parcel of property located at Salem Street, Woburn, Massachusetts, from Mary E. Quinn, Executrix of the Norman H. Quinn Estate, Woburn, Massachusetts, for a consideration of \$9,000.00.<sup>3</sup>

**July 7, 1977**

John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, acquired a parcel of property containing 14,360 square feet of land, located in the Walnut Hill area of Salem Street, Woburn, Massachusetts, from Mary E. Quinn, Executrix of the Estate of Norman H. Quinn, Woburn, Massachusetts, for a consideration of \$25,000.00.<sup>4</sup>

**July 7, 1977**

John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, acquired a parcel of property located at Salem Street, Woburn, Massachusetts, from Mary E. Quinn, Executrix of the Estate of Norman H. Quinn, Woburn, Massachusetts, for a consideration of \$25,000.00.<sup>5</sup>

**July 7, 1977**

John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, acquired a parcel of property containing 900 square feet of land, located at Salem Street, Woburn, Massachusetts, from Mary E. Quinn, Executrix of the Estate of Norman H. Quinn, Woburn, Massachusetts, for a consideration of \$1,000.00.<sup>6</sup>

**May 8, 1979**

Muriel F. Murphy died. William F. Murphy, Sr. was Executor of the Estate which included the property located at 250 Salem Street, Woburn, Massachusetts.<sup>7</sup>

**September 30, 1980**

A declaration of trust was recorded for the Old Oil Realty Trust. John F. Murphy, 16 Harriett Avenue, Burlington, Massachusetts, was recorded as the subscriber for the trust and holder of 3,000 shares. The following were recorded as the Trustees.

John F. Murphy  
Burlington, Massachusetts

Joan E. Murphy  
Burlington, Massachusetts.<sup>8</sup>

**September 30, 1980**

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 15,360 square feet of land, located in the Walnut Hill area of Salem Street, Woburn, Massachusetts, from John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, for a consideration of \$100.00.<sup>9</sup>

(Page 4 of 14)

**September 30, 1980**

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 900 square feet of land, located at Salem Street, Woburn, Massachusetts, from John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, for a consideration of \$100.00.<sup>10</sup>

**September 30, 1980**

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 12,700 square feet of land, located at Wildmere Avenue and Kenmere Avenue, Burlington, Massachusetts, for a consideration of \$100.00.<sup>11</sup>

**September 30, 1980**

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property located at Salem Street, Woburn, Massachusetts, from John F. Murphy and Joan E. Murphy, Burlington, Massachusetts, for a consideration of \$100.00.<sup>12</sup>

**September 30, 1980**

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriet Avenue,

Burlington, Massachusetts, acquired a parcel of property located at Salem Street, Woburn, Massachusetts, from John F. Murphy and Joan E. Murphy, 16 Harriet Avenue, Burlington, Massachusetts, for a consideration of \$100.00.<sup>13</sup>

(Page 5 of 14)

**April 27, 1981**

Janet L. Beaucamp, Trustee of the Murphy Realty Trust, acquired a parcel of property containing 23,552 square feet of land, located at 250 Salem Street, Woburn, Massachusetts, from William F. Murphy, Sr., Woburn, Massachusetts.<sup>14</sup>

**November 3, 1986**

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 23,552 square feet of land, located at 250 Salem Street, Woburn, Massachusetts, from John F. Murphy, Woburn, Massachusetts, for a consideration of \$100.00.<sup>15</sup>

**November 3, 1986**

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 23,552 square feet of land, located at 250 Salem Street, Woburn, Massachusetts, for a consideration of \$16,666.66.<sup>16</sup>

**November 3, 1986**

John F. Murphy and Joan E. Murphy, Trustees of the Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, acquired a parcel of property containing 23,552 square feet of land, located at 250 Salem Street, Woburn, Massachusetts, from Janet L. Beaucamp, Trustee of the Murphy Realty Trust, for a consideration of \$16,666.66.<sup>17</sup>

(Page 6 of 14)

**April 27, 1987**

A declaration of trust was recorded for the Murphy Realty Trust. The following were recorded as Trustees.

Janet L. Beaucamp  
 Woburn, Massachusetts

William F. Murphy, Sr.  
 Woburn, Massachusetts

Successor Trustee: John F. Murphy  
 Burlington, Massachusetts<sup>18</sup>

**September 23, 1988**

A wetlands permit was granted by the Woburn Conservation Commission for a construction project at 252 Salem Street, Woburn, Massachusetts.

Applicant : Murphy's Waste Oil Service  
 252 Salem Street  
 Woburn, Massachusetts

Property Owner : Old Oil Realty Trust  
 16 Harriett Avenue  
 Burlington, Massachusetts<sup>19</sup>

**March 20, 1989**

The Woburn Conservation Commission, 33 Plympton Street, Woburn, Massachusetts, granted an amendment to the construction permit issued to Murphy's Waste Oil Service, Inc., 252 Salem Street, Woburn, Massachusetts, for work being done at 252 Salem Street.<sup>20</sup>

(Page 7 of 14)

**March 20, 1989**

The Board of Appeals for the City of Woburn, Massachusetts, granted Murphy's Waste Oil Service, Inc., 252 Salem Street, Woburn, Massachusetts, a variance "on height of fence from 6 ft. to 8 ft. for security of storage facility located at 252 Salem Street...."

Old Oil Realty Trust, 16 Harriett Avenue, Burlington, Massachusetts, was recorded as the owner of the property at 252 Salem Street.<sup>21</sup>

**2. 256 Salem Street, Woburn, Massachusetts**

**August 8, 1978**

John F. Whitney, 256 Salem Street, Woburn, Massachusetts, acquired a parcel of property containing 116,300 square feet of land, located at Salem Street, Woburn, Massachusetts, from Helen R. Whitney, Administrator of the Estate of Walter Whitney, Somerville, Massachusetts, for a consideration of \$40,000.00.<sup>22</sup>

**August 14, 1984**

John E. Whitney, 480 Washington Street, Woburn, Massachusetts, died. His Estate included the property located at 256 Salem Street, Woburn, Massachusetts.<sup>23</sup>

**March 22, 1988**

A declaration of trust was recorded for the KEK Realty Trust. The following was recorded as the Trustee.

Ruth J. Whitney  
4 Campground Road  
Boxford, Massachusetts  
(Page 8 of 14)

Beneficiaries : John E. Whitney, III  
REDACTED - PERSONAL PRIVACY

Susan Whitney  
REDACTED - PERSONAL PRIVACY

**March 22, 1988**

Ruth J. Whitney, Trustee of KEK Realty Trust, acquired a parcel of property containing 116,300 square feet of land, located at 256 Salem Street, Woburn, Massachusetts, from Ruth J. Whitney, 4 Campground Road, Boxford, Massachusetts.<sup>25</sup>

3. **280 (278) Salem Street, Woburn, Massachusetts**

**July 14, 1931**

Beryl F. Quinn, Woburn, Massachusetts, acquired a parcel of property containing approximately one (1) acre of land, located at Salem Street, Woburn, Massachusetts, from Daniel J. Quinn, Woburn, Massachusetts.<sup>26</sup>

**July 14, 1931**

Bessie E. Quinn, Woburn, Massachusetts, acquired a parcel of property located at Salem Street, Woburn, Massachusetts, from Beryl F. Quinn, Woburn, Massachusetts.<sup>27</sup>

(Page 9 of 14)

**March 27, 1946**

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, acquired a parcel of property containing 62,500 square feet of land, located at Salem Street and abutting the Aberjona River in Woburn, Massachusetts, from Bessie E. Quinn, Woburn, Massachusetts.<sup>28</sup>

**March 27, 1946**

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, obtained a mortgage for the property located at Salem Street, Woburn, Massachusetts, from the Woburn Co-operative Bank, Woburn, Massachusetts, in the amount of \$7,800.00. The discharge for this mortgage is recorded in Book No. 9243, Page 493.<sup>29</sup>

**February 4, 1959**

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, were recorded as the owners of the property located at 280 Salem Street, Woburn, Massachusetts.<sup>30</sup>

**August 11, 1959**

The Metropolitan District Commission, Commonwealth of Massachusetts, acquired a permanent easement to the property located at 280 Salem Street, Woburn, Massachusetts, from Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts.<sup>31</sup>

**July 21, 1977**

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, obtained a mortgage for the property located at 280 Salem Street, Woburn, Massachusetts, from the Woburn Five Cents

(Page 10 of 14)

Savings Bank, Woburn, Massachusetts, in the amount of \$150,000.00.<sup>32</sup>

**April 14, 1988**

The Wildwood Conservation Corporation acquired an "easement across within described and other registered land for purpose of utility poles," to the property located at 280 Salem Street, Woburn, Massachusetts, from Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts.<sup>33</sup>

**January 13, 1990**

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, were recorded as the owners of the property located at 280 Salem Street, Woburn, Massachusetts.<sup>34</sup>

**March 28, 1990**

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, obtained a mortgage for the property located at 280 Salem Street, Woburn, Massachusetts, from the Woburn Five Cents Savings Bank, Woburn, Massachusetts, in the amount of \$70,000.00.<sup>35</sup>

**April 10, 1990**

The Woburn Five Cents Savings Bank discharged the mortgage to Clifford C. Boutwell and Grace E. Boutwell recorded on Document No. 558563, Middlesex County Land Registration, Cambridge, Massachusetts.<sup>36</sup>

(Page 11 of 14)

**August 23, 1993**

Clifford C. Boutwell and Grace E. Boutwell, Woburn, Massachusetts, obtained a mortgage for the property located at 280 Salem Street, Woburn, Massachusetts, from the Sterling Bank, in the amount of \$60,000.00.<sup>37</sup>

4. **263 Salem Street, Woburn, Massachusetts**

**January 31, 1961**

Norman H. Quinn and Mary E. Quinn, Woburn, Massachusetts, acquired two (2) parcels of property located at Salem Street, Woburn, Massachusetts, from Muriel F. Murphy, Woburn, Massachusetts, Rita P. Muller, Arlington, Massachusetts, and M. Regina Quinn, Woburn, Massachusetts.<sup>38</sup>

**February 23, 1983**

John F. Murphy, individually, 16 Harriett Avenue, Burlington, Massachusetts, acquired two (2) parcels of property located at 263 Salem Street, Woburn, Massachusetts, from Mary E. Quinn, widow, 263 Salem Street, Woburn, Massachusetts.<sup>39</sup>

**October 22, 1990**

John F. Murphy made out his last will and testament.<sup>40</sup>

**March 18, 1994**

John F. Murphy, 16 Harriett Avenue, Burlington, Massachusetts, died. Joan E. Murphy was  
(Page 12 of 14)

Executrix of the Estate of John F. Murphy which included the properties located at 263 Salem Street, Woburn, Massachusetts, and 16 Harriett Avenue, Burlington, Massachusetts.<sup>41</sup>

**Ocober 18, 1994**

The Estate of John F. Murphy was probated in the Middlesex County Probate & Family Court, Docket No. 94P4321E, Cambridge, Massachusetts.<sup>42</sup>

**December 19, 1994**

A disclaimer was recorded pertaining to the Estate of John F. Murphy.

“WHEREAS, the undersigned Joan E. Murphy, having survived the decedent, is entitled under Article FOURTH of decedent’s will to the rest, residue and remainder of the decedent’s estate after the payment of debts, funeral expenses, taxes, administrative expenses and all other obligations of the estate; and

WHEREAS, the undersigned Joan E. Murphy desires to disclaim her interest in certain real estate situated at 263 Salem Street, Woburn, Middlesex County, Massachusetts, and more particularly described in a deed to decedent dated February 23, 1983 and recorded with Middlesex South Deeds, Book 14907, Page 440, which real estate is a part of (and may be all of) said residuary estate (which real estate as aforesaid shall hereinafter be called the “Disclaimed Interest”).

NOW THEREFORE, the undersigned Joan E. Murphy does hereby irrevocably disclaim, disavow, renounce, and decline to accept the Disclaimed Interest....”<sup>43</sup>

**December 4, 1995**

A disclaimer was recorded pertaining to the Estate of John F. Murphy.

“WHEREAS, the undersigned Massachusetts Society for the Prevention of Cruelty to Animals, of Boston, Massachusetts (the “MSPCA”) in the event that Joan E. Murphy  
(Page 13 of 14)

does not survive the decedent, is entitled upon the death of Donna L. Murphy to outright distribution of ten (10) percent of the remainder of the trust under Article FIFTH of the decedent’s will consisting of the residue of the decedent’s estate;

WHEREAS, each of Joan E. Murphy and Donna L. Murphy has disclaimed her interest in certain real estate located in Woburn, Massachusetts (hereinafter described) which comprises part of the residue of the decedent’s estate; and

WHEREAS, the undersigned MSPCA desires to disclaim all of it’s right, title and interest in such real estate, including that portion of it’s distributive share of it’s remainder interest in the trust under Article FIFTH of the decedent’s will that is comprised of such real estate, such real estate being more particularly described in a deed to decedent dated February 23, 1983 by Mary E. Quinn and recorded with Middlesex South Deeds, Book 14907, Page 440 (which real estate shall hereinafter be called the “Disclaimer Interest”).

NOW THEREFORE, the undersigned MSPCA does hereby irrevocably disclaim, disavow, renounce, and decline to accept the Disclaimed Interest....”<sup>44</sup>

**February 15, 1996**

A disclaimer was recorded pertaining to the Estate of John F. Murphy.

WHEREAS, the decedent’s wife, John E. Murphy and the decedent’s daughter, Donna L. Murphy, have both disclaimed their interests in certain real estate (hereinafter described) to which they are entitled under decedent’s will; and

WHEREAS, the undersigned Learning Center for Deaf Children, Inc., 848 Central Street, Framingham, Massachusetts was given a contingent 10 % interest in certain “Real Estate” situated at 263 Salem Street, Woban, Middlesex County, Massachusetts and more particularly described in a deed to decedent dated February 23, 1983 and recorded with Middlesex South Deeds, Book 14907, Page 440, which Real Estate is a part of (and may be all of) said residuary estate; and

WHEREAS, the Learning Center desires to disclaim its beneficial interest (the “Disclaimer Interest”) in the Real Estate.

NOW, THEREFORE, the undersigned Learning Center for Deaf Children, Inc. does hereby irrevocably disclaim, disavow, renounce, and decline to accept the Disclaimed Interest..."<sup>45</sup>

1 Book No. 8290, Pages 338-339, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

2 Book No. 10115, Page 363, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

3 Book No. 13231, Page 239, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

4 Book No. 13231, Pages 240-241, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

5 Book No. 13231, Page 242, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

6 Book No. 13231, Page 243, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

7 Book No. 14138, Page 453, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

8 Book No. 14080, Pages 276-303, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

9 Book No. 14080, Pages 304-305, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

10 Book No. 14080, Page 306, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

11 Book No. 14080, Page 307, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

12 Book No. 14080, Page 308, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

13 Book No. 14080, Page 309, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

14 Book No. 14272, Page 393, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

15 Book No. 17547, Page 334, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

16 Book No. 17547, Page 335, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

17 Book No. 17547, Page 336, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

18 Book No. 14272, Page 383, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

19 Book No. 19350, Pages 370-375, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

20 Book No. 19706, Pages 375-378, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

21 Book No. 19706, Pages 379-382, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

22 Book No. 13510, Pages 55-57, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

23 Book No. 17303, Page 212, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

24 Book No. 18934, Pages 261-266, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

25 Book No. 18934, Page 267, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

26 Book No. 5575, Page 200, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

27 Book No. 5575, Pages 200-201, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

28 Book No. 6927, Pages 567-568, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

29 Book No. 6927, Pages 568-571, Middlesex County Registry of Deeds (South), Cambridge, Massachusetts.

30 Certificate No. 72809, Book No. 617, Page 12, Middlesex County Land Registration, Cambridge, Massachusetts.

31 Document No. 345408, Middlesex County Land Registration, Cambridge, Massachusetts.

32 Document No. 558563, Middlesex County Land Registration, Cambridge, Massachusetts.

33 Document No. 105201, Middlesex County Land Registration, Cambridge, Massachusetts.

34 Certificate No. 187191, Book No. 1066, Page 41, Middlesex County Land Registration, Cambridge, Massachusetts.

35 Document No. 819154, Middlesex County Land Registration, Cambridge, Massachusetts.

36 Document No. 820035, Middlesex County Land Registration, Cambridge, Massachusetts.

37 Document No. 916681, Middlesex County Land Registration, Cambridge,

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38 Book No. 9753, Pages 337-338, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

39 Book No. 14907, Pages 440-443, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

40 Book No. 25869, Pages 118-119, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

41 Book No. 25017, Pages 525-526, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

42 Book No. 25869, Pages 118-119, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

43 Book No. 25066, Page 159-260, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

44 Book No. 25869, Page 118-119, Middlesex County Registry of Deeds, Cambridge, Massachusetts.

45 Book No. 26052, Pages 22-23, Middlesex County Registry of Deeds, Cambridge, Massachusetts.