

FORM A

RECEIVED

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

TOWN CLERK'S OFFICE
LYNNFIELD, MA

To the Planning Board of the Town of Lynnfield:

Date: April 19, 2022

A. The undersigned wishes to record the accompanying plan, identified as Plan of Land in Lynnfield MA Fee In Grayland Road 04/19/22 and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (Strike non applicable alternative)

Either: The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon qualifies for endorsement by reason of frontage on a way pursuant to M.G.L. Chapter 41 section 81L.

OR: The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

Because it shows the fee in Grayland Road being divided to the abutter

B. The owner's title is recorded in the Essex South Registry of Deeds as follows:
(If multiple titles attach supplement.)

Grantor(s) Lai Jun Liu
Date of Deed 12/03/2019
Book 38081, Page 297

Land Court:
Book _____ Certificate _____
Document No. _____

Lynnfield's Assessors':

Tax Map(s) No. 023, Parcel No. (s) 892

AFFIDAVIT OF OWNERSHIP

The undersigned hereby certifies under the pains and penalties of perjury that I/we am/are all the owner(s) of the record title of the land shown on the plan which is the subject matter of this application for an "Approval Not Required" endorsement.

Signature [Signature]
Print Name Daniel Shaughnessy
Signature [Signature]
Print Name Carol Shaughnessy

Address 2 Bridle Path
Lynnfield, MA 01940
Address 2 Bridle Path
Lynnfield, MA 01940

Applicant's Signature [Signature]
Applicant's Address 221 Chestnut Street

Received by Town Clerk
Date May 19, 2022
Time 12:29
Signature: Susan M. Lagorio, Asst. Town Clerk

NE
3

OP/2

2013112600660 Bk:32982 Pg:270
11/26/2013 03:35 DEED Pg 1/3

MASSACHUSETTS DEEDS
Southern Essex District ROD
Date: 11/26/2013 03:35 PM
ID: 992982 Doc# 20131126006600
Fee: \$1,887.84 Cons: \$414,000.00

QUITCLAIM DEED

We, Sean V. Vallor and Laura Camera, both single, of 221 Chestnut Street, Lynnfield, Essex County, MA 01940,

for consideration paid and in full consideration of Four Hundred Fourteen Thousand and 00/100 (\$414,000.00) Dollars

grant to Guy A. Ciolfi, individually, of 30 Heritage Lane, Lynnfield, MA 01940

With Quitclaim Covenants:

The land with all buildings thereon, situated at 221 Chestnut Street, Lynnfield, Essex County, Massachusetts 01940, and being shown as Lot 4 on a plan entitled "Subdivision Plan Grayland Road," O.W. McIntosh, Eng., dated June 1941, and recorded with Essex South District Deeds in Book 3316, Page 1.

Said premises are further bounded and described as follows:


- WESTERLY** by said Chestnut Street, by two lines measuring respectively 63.1 feet and 33.3 feet;
- NORTHERLY** by Lot 5, as shown on said plan, 201.7 feet;
- EASTERLY** by land now or formerly of Charles C. Bell, et al, as shown on said plan, 112.2 feet;
- SOUTHERLY** by Grayland Road, as shown on said plan, 186.7 feet;
- And
- SOUTHWESTERLY** by a curved line being the intersection of said Chestnut Street and said Grayland Road, as shown on said plan, 26.8 feet.

Said premises contain 22,360 square feet of land, according to said plan. Said premises are also shown as Lot 4 on a plan recorded with said Deeds in Book 3255.

The Grantors hereby release to grantee all rights of homestead and other interests therein. The Grantors acknowledge that there is no other party who can claim any homestead rights on these premises.

Property Address: 221 Chestnut St., Lynnfield, MA 01940

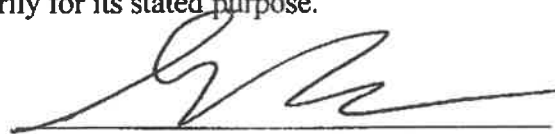
Witness my hand and seal this 26th day of November, 2013.


Laura Camera

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 26th day November, 2013, before me, the undersigned notary public, personally appeared **Laura Camera**, proved to me through satisfactory evidence, which was a valid driver's license, to be the person whose name is signed on this document and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public: George Theodorou
My commission expires: 03/14/14



GEORGE THEODOROU
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
March 14, 2014

02/4



SO. ESSEX #344 Bk:38081 Pg:297
12/03/2019 01:24 DEED Pg 1/4

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 12/03/2019 01:24 PM
ID: 1331904 Doc# 20191203003440
Fee: \$8,144.16
Cons: \$1,786,000.00

QUITCLAIM DEED

I, **Laijun Liu**, a married woman, of 2 Bridle Path, Lynnfield, Massachusetts ("Grantor")

in full consideration paid of **One Million Seven Hundred Eighty Six Thousand and 00/100 (\$1,786,000.00) Dollars**

grant to **Daniel R. Shaughnessy and Carole A. Shaughnessy**, Husband and Wife, as Tenants by the Entirety, of 2 Bridle Path, Lynnfield, MA 01940, ("Grantee")

with Quitclaim covenants

The land with all buildings thereon at 2 Bridle Path in Lynnfield, Essex County, Massachusetts, being shown as **Lots 1A and 1B** on a plan entitled "Definitive Plan Bridle Path Lynnfield, Mass." dated March 25, 2003, as revised, by Hayes Engineering, Inc., which Plan is recorded in the Essex South District Registry of Deeds in Plan Book 382, Plan 10, and to which plan reference is made for a more particular description of said Lots.

Containing together, according to said Plan, 61,034 square feet of land.

Said premises are conveyed together with all the right to use Bridle Path as shown on said Plan for all purposes for which streets and ways are commonly used in the Town of Lynnfield, Massachusetts, subject to the rights of all others lawfully entitled thereto, reserving however to Dover Properties, LLC or its successors and assigns, the fee in Lots 9 and 10 shown on the aforementioned Plan and designated as said Bridle Path as set forth in the Deed recorded at Essex South District Registry of Deeds in Book 26160, Page 410.

Said premises are conveyed also subject to the reservation by Dover Properties, LLC for its benefit of its successors and assigns of the exclusive right and easement over a portion of Lot 1A shown as "Sight Dist. Esm't" on the above referenced Plan to plant and maintain landscaping within said easement area so as to maintain adequate site distance lines as required by the Lynnfield Planning Board for safe vehicular traffic to and from Bridle Path, Lynnfield, Massachusetts.

Said premises are conveyed also subject to the reservation by Dover Properties, LLC for its benefit and the benefit of its successors and assigns of the right and easement to install utilities over a 10 foot wide strip of land running parallel to Bridle Path across the front of said lots.

Said premises are conveyed also subject to and with the benefit of:

Property Address: 2 Bridle Path, Lynnfield, Massachusetts

1. The Bridle Path Homeowner's Association Trust Declaration of Protective Covenants, dated October 20, 2004, recorded with Essex South District Registry of Deeds in Book 23582, Page 142.
2. Declaration of Protective Covenants dated November 28, 2005, recorded with Essex South District Registry of Deeds in Book 25219, Page 448.
3. Water Quality Certification Permit Exemption Declaration of Restrictive Covenant, dated February 1, 2005, recorded with Essex South District Registry of Deeds in Book 23918, Page 164.
4. Order of Conditions (DEP File Number 209-366) issued by the Town of Lynnfield, recorded with Essex South District Registry of Deeds in Book 23520, Page 402.
5. Tripartite Agreement between Dover Properties Lynnfield, LLC, East Boston Savings Bank and the Town of Lynnfield Planning Board, dated March 1, 2005, recorded with Essex South District Registry of Deeds in Book 24135, Page 487.
6. Easement from Dover Properties Lynnfield, LLC to the Town of Reading Municipal Light Department, dated September 13, 2006, recorded with the Essex South District Registry of Deeds in Book 26148, Page 559 and 561.

For Grantor's Title, see deed dated 02/01/2018 and recorded in the Southern Essex County Registry of Deeds at Book 36510, Page 444.

The Grantor hereby releases any and all homestead rights to the above referenced and do swear under the pains and penalties of perjury no other is entitled to homestead rights.

Baosong Jia, spouse of **Laijun Liu**, joins in the execution of this deed and hereby releases any and all rights of homestead and declares that there are no other persons entitled to the protection of the Homestead Act.

[SIGNATURES ON THE FOLLOWING PAGE]

Witness my hand and seal this 20 day of NOVEMBER 2019.



Baosong Jia

People's Republic of China)
Municipality of Beijing) SS:
Embassy of the United)
States of America)

20 NOV 2019

On this ___ day of _____ 2019 before me, the undersigned notary public, personally appeared Baosong Jia, proved to me through satisfactory evidence of identification, which was his Chinese passport to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/~~she~~ they signed it voluntarily for its stated purpose and they further swore or affirmed to me that the statements contained therein are truthful and accurate to the best of their knowledge and belief and that this was ~~their~~ his free act and deed before me.



Bilal Totayo
Consular Assistant

Embassy of the United States of America

Notary Public: Beijing, People's Republic of China

My Commission Expires

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

Witness my hand and seal this 20 day of Nov. 2019.

刘来俊
Laijun Liu

People's Republic of China)
Municipality of Beijing)
Embassy of the United) SS:
States of America)

On this 20 NOV 2019 day of 2019 before me, the undersigned notary public, personally appeared Laijun Liu, proved to me through satisfactory evidence of identification, which was her Chinese passport to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and they further swore or affirmed to me that the statements contained therein are truthful and accurate to the best of their knowledge and belief and that this was her their free act and deed before me.



[Signature]
Bilal Farooq
Consular Assistant
Embassy of the United States of America
Notary Public: **Beijing, People's Republic of China**
My Commission Expires

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE