

Property Address: 16 Stearns Road, Wellesley, MA

### Massachusetts Quitclaim Deed

**We, Celia R. Doe and Linda Gayle Ito-Adler, as Personal Representatives of the Estate of Susumu Ito, Norfolk County Probate and Family Court Docket No. NO16P0011EA, both of Belmont, Middlesex County, Massachusetts, pursuant to a power of sale in the Will of Susumu Ito, for consideration paid, and in full consideration of One Million Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$1,225,000.00), grant to J. Derenzo & Associates, LLC, a Massachusetts Limited Liability Company of 43 Charles Street, Needham, Massachusetts 02494, all of said estate's rights, title, and interest in and to:**

A certain parcel of land with the buildings thereon situated in Wellesley, Norfolk County, Massachusetts, bounded and described as follows:

Beginning at the Northeast corner of the granted premises on the Southerly line of Stearns Road, so-called, at a stone bound, three hundred two and 25/100 (302.25) feet West from Francis Road, and running Southerly by land now or formerly of Albion R. Clapp, two hundred twenty (220) feet to a bound; thence running Westerly by land now or formerly of said Albion R. Clapp, one hundred ninety-seven and 4/10 (197.4) feet to a stone bound; thence running Northerly by land now or formerly of said Albion R. Clapp, two hundred twenty (220) feet to a stone bound at the Southerly line of Stearns Road, so called; thence on a curve by the Southerly line of said Stearns Road Easterly one hundred nine and 9/100 (109.09) feet to a stone bound; thence still by the Southerly line of said Stearns Road, ninety and 91/100 (90.91) feet to the point of beginning.

Containing 43,782 square feet, more or less.

Being the same premises conveyed to Susumu Ito by Deed of Distribution dated May 28, 2015, recorded with Norfolk County Registry of Deeds at Book 33168, Page 102.

Return to:

Attorney Jeffrey M. Brown  
Brown & Knight, LLC  
180 Wells Avenue, Suite 106  
Newton, MA 02459

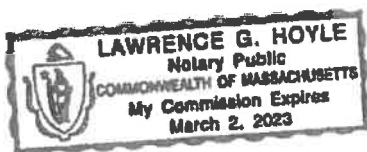
WITNESS our hand and seals this 15th day of July, 2016.

Celia R. Doe  
Celia R. Doe, as Personal Representative  
of the Estate of Susumu Ito, Norfolk  
County Probate and Family Court Docket  
No. NO16P0011EA

Linda Gayle Ito-Adler  
Linda Gayle Ito-Adler, as Personal  
Representative of the Estate of Susumu Ito,  
Norfolk County Probate and Family Court  
Docket No. NO16P0011EA

COMMONWEALTH OF MASSACHUSETTS  
County of Norfolk

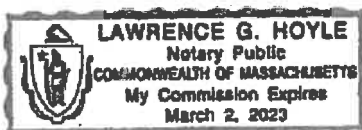
On this 15th day of July, 2016, before me, the undersigned notary  
public, personally appeared Celia R. Doe, as Personal Representative of the Estate of Susumu  
Ito, Norfolk County Probate and Family Court Docket No. NO16P0011EA, proved to me  
through satisfactory evidence of identification, which was a driver's license, to be the person  
whose name is signed on the preceding document, and acknowledged to me that she signed it  
voluntarily for its stated purpose,



[Signature]  
Notary Public  
Name: Lawrence G. Hoyle  
My Commission Expires: 3/2/2023

COMMONWEALTH OF MASSACHUSETTS  
County of Norfolk

On this 15th day of July, 2016, before me, the undersigned notary  
public, personally appeared Linda Gayle Ito-Adler, as Personal Representative of the Estate of  
Susumu Ito, Norfolk County Probate and Family Court Docket No. NO16P0011EA, proved to  
me through satisfactory evidence of identification, which was a driver's license, to be the person  
whose name is signed on the preceding document, and acknowledged to me that she signed it  
voluntarily for its stated purpose,



[Signature]  
Notary Public  
Name: Lawrence G. Hoyle  
My Commission Expires: 3/2/2023