



Sponsor: Administration

**TOWN OF FRANKLIN**

**RESOLUTION 17-65**

**ACCEPTANCE OF DEED TO TWO UNIMPROVED  
PARCELS OF LAND ON GROVE STREET, PURSUANT  
TO G.L. CHAPTER 60, SECTION 77C**

**WHEREAS**, Lester Valente, as Trustee of D&L Realty Trust, is the owner of two unimproved and unbuildable parcels of land located on Grove Street and shown on Franklin Assessors Map 271, Parcels 7 and 10, and

**WHEREAS**, there are outstanding real estate taxes due on said parcels and the Town of Franklin Treasurer-Collector has initiated a tax taking proceeding, being the first step in the tax title foreclosure process, and

**WHEREAS**, G.L. Chapter 60, Section 77C authorizes a municipality's legislative body to accept a deed from the owner of a parcel of land in lieu of tax title foreclosure and the owner of the two above-described parcels has executed a deed to the Town of Franklin, a true copy of which is attached hereto as "Exhibit 1".

**NOW, THEREFORE, BE IT ORDERED** that the Town of Franklin acting by and through its Town Council accepts the deed from Lester Valente, Trustee of D&L Realty Trust to the Town of Franklin of two unimproved parcels of land on Grove Street, a true copy of which is attached hereto as "Exhibit 1", pursuant to the provisions of G.L. Chapter 60, Section 77C in lieu of tax title foreclosure and it is further ordered that a true copy of this resolution be recorded with the original deed at Norfolk County Registry of Deeds.

This Resolution shall become effective according to the rules and regulations of the Town of Franklin Home Rule Charter.

**DATED:** \_\_\_\_\_, 2017

**VOTED:**

**UNANIMOUS** \_\_\_\_\_

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**ABSTAIN** \_\_\_\_\_

**ABSENT** \_\_\_\_\_

**A True Record Attest:**

**Teresa M. Burr**  
Town Clerk

\_\_\_\_\_  
**Judith Pond Pfeffer, Clerk**  
**Franklin Town Council**

**QUITCLAIM DEED**

I, Lester Valente, Trustee of D&L Realty Trust under declaration of trust dated February 2, 1989 and recorded at Norfolk County Registry of Deeds in Book 8236 at Page 62, of 606 Union Street, Franklin, Norfolk County, MA, for consideration paid and in full consideration of:

ONE DOLLAR (\$1.00)

grant to the Town of Franklin, a municipal corporation with administrative offices located in the Franklin Municipal Building 355 East Central Street, Franklin, Norfolk County, MA, with Quitclaim Covenants, for municipal purposes,

two parcels of unimproved land, bounded and described as follows:

First Parcel

Land in Franklin, Norfolk County, Massachusetts, bounded and described as follows:

SOUTHERLY	by the northerly location of Penn Central Railroad;
NORTHEASTERLY	by the southwesterly sideline of Grove Street; and
WESTERLY	by the easterly sideline of Old Grove Street.

Said parcel is labeled as Emrnet J. O'Connor, et al on a plan of relocation of Grove Street, recorded with Norfolk Deeds as Plan No. 1133 of 1957 in Plan Book 204. Said parcel is triangular in shape and located west of Station 126 on said taking plan.

Said parcel is identified by the Assessors of the Town of Franklin as Map 72, Parcel 10. Said parcel is also shown as Parcel 6 on Land Court Plan No. 17878A, filed with the Land Court in Registration Case No. 17878 excepting therefrom all that land which was taken by the County of Norfolk for the relocation of Grove Street as recorded with Norfolk Deeds in Book 3599, Page 501 and the premises taken by the Commonwealth of Massachusetts for the location of Route 495, which was recorded in Book 4295, Page 251. Said parcel is part of the property described in deed from Lucy F. Adams to Daniel P. Whiting, dated March 23, recorded with Norfolk Deeds in Book 576, Page 299.

Second Parcel

A parcel of land on the westerly side of Grove Street in Franklin, Norfolk County, Massachusetts, bounded and described as follows:

NORTHEASTERLY	by Old Grove Street and Grove Street, as relocated;
NORTHWESTERLY	by land now or formerly of Unionville Woolen Mills, Inc.;
WESTERLY	by Foss Mill Pond and Mine Brook; and
SOUTHERLY	by land now or formerly of Mabel W. Sutherland.

Locus: Two Unimproved Parcels on Grove Street, Franklin, MA

Said Parcel is shown on plan for the relocation of Grove Street, recorded as Plan No. 1134 of 1957 in Page 204 and is labeled, thereon, Emmet J. O'Connor, et al and is a portion of his land remaining after Parcel 7 was taken for the relocation of Grove Street. Said Parcel is identified by the Assessors of the Town of Franklin as Map 72, Parcel 13. Said land is also shown as Parcel 5 on Land Court Plan No. 17878A filed with the Land Court in Registration Case No. 17878 and is the same premises described in a deed from Joseph M. Whiting to Daniel P. Whiting dated November 2, 1878, recorded with Norfolk Deeds in Book 505, Page 39. Excepting therefrom all that land which was taken by the County of Norfolk for relocation of Grove Street is recorded with Norfolk Deeds in Book 3599, Page 501.

For Grantor's title, see deed of Clara Cahill Cohen dated June 23, 1989 and recorded at Norfolk County Registry of Deeds in Book 8373 at Page 276.

Grantor certifies that he is the duly-appointed Trustee of D&L Realty Trust, that he is authorized and directed by all of the beneficiaries of said Trust to execute this deed, that there has been no change in the beneficial interests of said Trust, and that the Trust has not been altered, amended, or revoked and it is still in force and effect as evidenced by the original declaration of trust recorded in the Registry of Deeds.

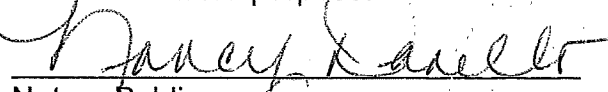
WITNESS, my hand and seal this 11 day of October 2017

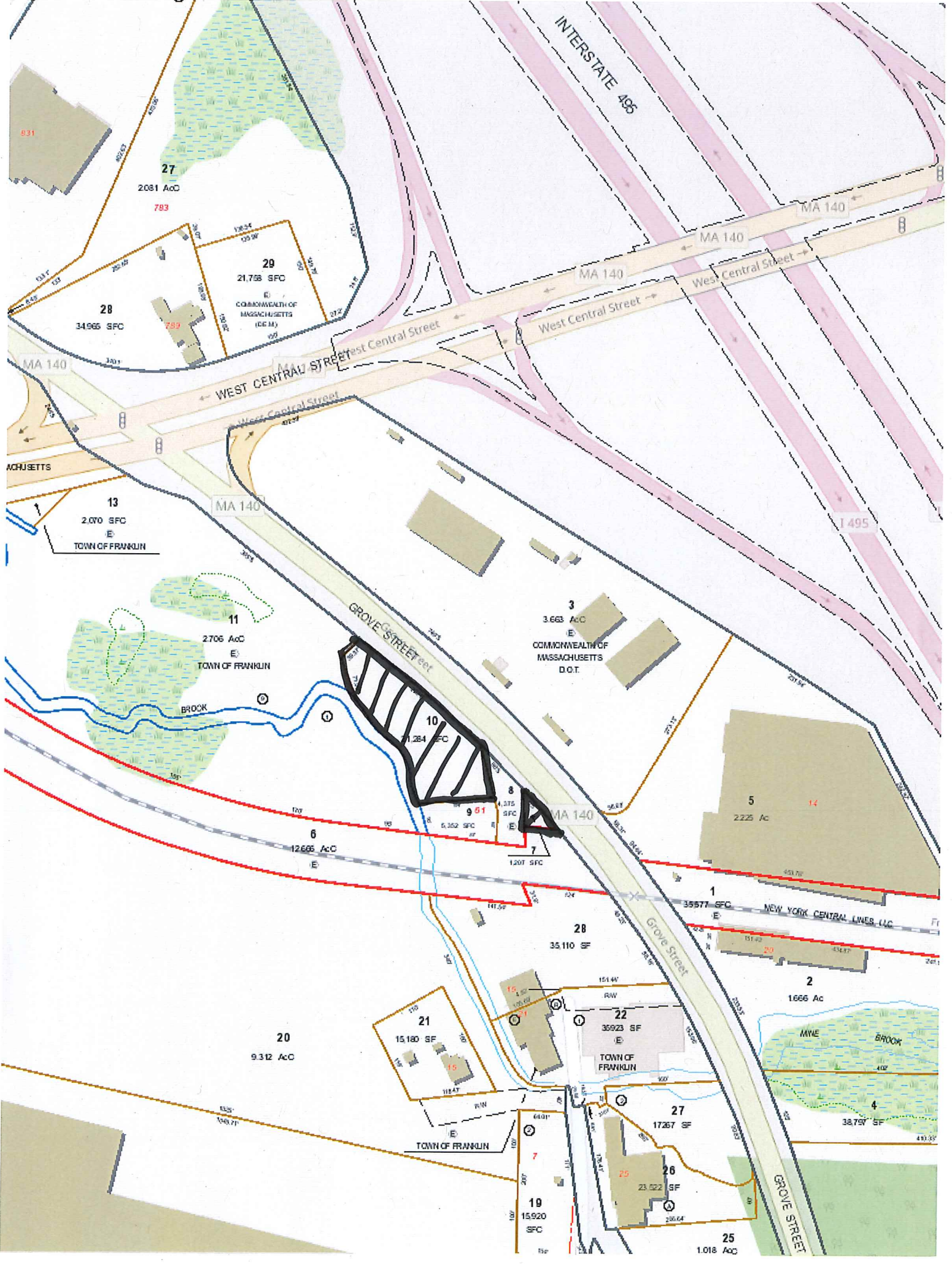
  
\_\_\_\_\_  
Lester Valente

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss:

On this 11 day of October 2017, before me, the undersigned notary public, personally appeared Lester Valente, proved to me through satisfactory evidence of identification, which was personally known to be the person whose name is signed on the preceding document in my presence and acknowledged to me that he signed it voluntarily as Trustee of D&L Realty Trust for its stated purpose.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 12/30/22



27  
2081 AcC  
783

29  
21,758 SFC  
E  
COMMONWEALTH OF MASSACHUSETTS (DCM)

28  
34,965 SFC  
783

13  
2,070 SFC  
E  
TOWN OF FRANKLIN

11  
2,706 AcC  
E  
TOWN OF FRANKLIN

3  
3,663 AcC  
E  
COMMONWEALTH OF MASSACHUSETTS D.O.T.

5  
2,225 Ac  
14

6  
12,665 AcC  
E

8  
4,375 SFC  
E

7  
1,207 SFC

1  
35,977 SFC  
E

28  
35,110 SF

20  
9,312 AcC

21  
15,180 SF

22  
35,923 SF  
E  
TOWN OF FRANKLIN

2  
1,666 Ac

TOWN OF FRANKLIN

27  
17,267 SF

26  
23,522 SF

4  
38,759 SF

19  
15,920 SFC

25  
1,018 AcC

INTERSTATE 495

MA 140

MA 140

MA 140

MA 140

WEST CENTRAL STREET

WEST CENTRAL STREET

WEST CENTRAL STREET

MA 140

GROVE STREET

MA 140

Grove Street

GROVE STREET

BROCK

MYNE BROOK

NEW YORK CENTRAL LINES LLC