



Measure #: 2025-095

## TOWN COUNCIL MEASURE SUBMITTAL

Date: 6/9/2025

Submitted By: Town Manager

Telephone #: 508.699.0100

### MEASURE DESCRIPTION:

To request the Town Council grant the Town Manager authority to sign a release deed for Lot 20B located at 25 Sheldonville Road, North Attleborough, Massachusetts.

Signed:

Michael Borg

Digitally signed by Michael Borg  
DN: c=US, o=Town Manager, CN=Michael Borg, Email=mmborg@northboro.com  
Reason: I am approving this document with my legally binding signature  
Location:  
Date: 2025.06.07 13:28:03-0400'  
Foxit PDF Editor Version: 12.0.0

### PURPOSE AND JUSTIFICATION:

In August 2002, William R. White and Paula J. White purchased two pieces of land located at 25 Sheldonville Road, Lot 20B and Parcel 20C.

In November 2015, in response to a request from the Town, William R. White and Paula J. White inadvertently granted both Lot 20B and Parcel 20C to the Town when they only intended to grant Parcel 20C. The Town attorney produced this erroneous quitclaim deed.

In June 2017, William R. White and Paula J. White attempted to correct this error by signing a confirmatory quitclaim deed declaring their intention to grant to the Town Parcel 20C only. This was insufficient as they had already legally granted both Lot 20B and Parcel 20C to the Town.

In June 2017, William R. White and Paula J. White, sold their property on 25 Sheldonville Road to Eric R. Dion and Keri J. Dion.

Eric R. Dion and Keri J. Dion are attempting to correct the original error of granting Lot 20B to the Town by requesting the Town legally grant Lot 20B to them.

Request the Town Council grants the Town Manager authority to sign the attached draft release deed in order to correct the error.

#### Attachments:

- Draft Release Deed
- Map of 25 Sheldonville Road
- Quitclaim Deed dated 28 August 2002
- Quitclaim Deed dated 19 November 2015
- Confirmatory Quitclaim Deed dated 30 June 2017
- Quitclaim Deed dated 30 June 2017

### SPECIAL REQUIREMENTS:

ATTACHMENTS: See Above.

REFER TO SUB-COMMITTEE: Finance

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PURPOSE AND JUSTIFICATION CONTINUED: