

2004 00186800
Bk: 34582 Pg: 326 Doc: DEED
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DEED

PHEBE M. LUNDVALL of 114 Fox Run Circle, Clarks Summit, Pennsylvania 18411
("Grantor")

for consideration paid, and in full consideration of FOUR HUNDRED FIFTY THOUSAND
AND NO/100 (\$450,000.00) DOLLARS

grants to COBBLER'S KNOLL, LLC, a duly organized and validly existing Massachusetts
limited liability company having a usual place of business at

345 Union St., New Bedford, MA
("Grantee")

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/10/2004 03:27 PM
Ctrl# 025485 30430 Doc# 00186800
Fee: \$2,052.00 Cons: \$450,000.00

WITH QUITCLAIM COVENANTS

The land in Mendon, County of Worcester, Massachusetts, being all the same premises described
in a deed from Mary J. Cook et als to Joseph Sowa and Margaret Sowa, dated November 29,
1922, and recorded in Worcester District Deeds; and by deed from Joseph and Margaret Sowa to
Josephine E. Lundvall dated July 11, 1925 and recorded with Worcester District Deeds, Book
2377, Page 22, bounded and described as follows, to wit:

"A certain lot of land, with the buildings thereon, located in the southeasterly part of Mendon on
the northwesterly side of Hartford Avenue, bounded and described as follows: - beginning at the
easterly corner of the granted premises on the northwesterly side of Hartford Avenue, and at land
of Orrin C. Cook, formerly of Clark Cook; thence N. 42 W. by said Orrin C. Cook land, sixteen
and one half (16 1/2) rods; thence S. 48 W. by said Orrin C. Cook land, with the wall, ten (10)
rods; thence N. 42 W. by said Orrin C. Cook land and with the wall to land of one Whiffen,
formerly of Gilbert Cook; thence southerly and southeasterly by a various line and with the wall
by land of said Whiffen to the southwesterly corner of the land of one Thayer, formerly of
Cornelius Metcalf, near a pond; thence northerly and then easterly by other land of said Thayer,
formerly of Samuel W. Wilcox to the northwesterly side of said Hartford Avenue; thence
northerly by the northwesterly side of said Hartford Avenue, to the place of beginning."

Excepting from said parcel the following:

Deed from John Lundvall to Kenneth and Nancy Lundvall, said deed dated December 27, 1972
and recorded in Worcester Deeds in Book 5296, Page 301.

Deed from John Lundvall to Reed H. and Lorraine Schrecengost, said deed dated April 6, 1987
and recorded with Worcester Deeds in Book 10370, Page 64.

Both excepted parcels are shown on a plan entitled "Plan of Land, Mendon, Mass. Prepared for:
Reed H. & Lorraine Schrecengost, Scale: 1" = 60', dated December 22, 1986, Survey by: GLM
Engineering Consultants, Inc., 838 Washington Street, Holliston, Mass." said plan recorded with
Worcester Deeds. See Plan Book 574, Plan 49.

Mail to:
David Turchetta, Esq.
607 Washington St.
Norwood, MA 02062

East Hartford Ave.
Mendon, MA

2

Gould Title # 7776-A

M

For title, see Deed of Lorraine J. Schrecengost et al dated August 24, 2004 recorded prior hereto in
Book 34582, Page 323
EXECUTED AS A SEALED INSTRUMENT THIS 2ND DAY OF SEPTEMBER, 2004.

SIGNED IN THE PRESENCE OF:

Dale A. Anderson
WITNESS:

Phoebe M. Ludvall
PHEBE M. LUDVALL

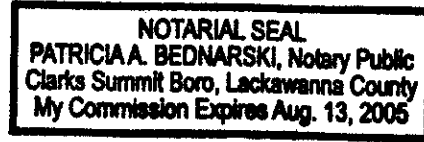
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Lackawanna

On this 2nd day of September, 2004, before me, the undersigned notary public, personally appeared PHOEBE M. LUNDVALL, proved to me through satisfactory identification 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.

Patricia A. Bednarski
NOTARY PUBLIC:
MY COMMISSION EXPIRES:

SEAL MUST BE AFFIXED



(real)

ATTEST: WORC. Anthony J. Vigliotti, Register