

② flc



QUITCLAIM DEED

Cobbler's Knoll, LLC, A Massachusetts Limited Liability Company with a usual place of business located at 5 Edgewood Road, Westborough, Massachusetts 01581

For consideration paid and in full consideration of Less than One Hundred and 00/100 (\$100.00) DOLLARS

Grants to The Town of Mendon, A Massachusetts Municipal Corporation, 20 Main Street, Mendon, Worcester County, Massachusetts 01756

WITH QUITCLAIM COVENANTS

The land and buildings thereon in Mendon, Worcester County, Massachusetts being shown as Parcel A on Warfield Road on a plan of land entitled "Definitive Comprehensive Permit Plan Cobbler's Knoll in Mendon, Massachusetts, Prepared for Delphic Associates, LLC" Scale: 1" = 200' November 27, 2002 filed with the Worcester District Registry of Deeds in Plan Book 813, Plan 62 to which plan referenced may be had for a complete description.

Containing 24,225 square feet more or less as shown on said plan.

Subject to rights, easements and restrictions of record and as shown on said plan.

Subject to terms and conditions of a comprehensive permit issued by the Mendon Zoning Board of Appeals to Delphic Associates, LLC dated September 9, 2002 and recorded with the Worcester District Registry of Deeds in Book 34582, Page 208 as amended by Amendment dated February 7, 2005 and recorded in Book 35799, Page 68.

Subject to the terms and conditions of Regulatory Agreement between Massachusetts Housing Finance Agency and Town of Mendon and Cobbler's Knoll, LLC dated December 3, 2003 and recorded with the Worcester Registry of Deeds in Book 34582, Page 275.

Subject to the terms and conditions of the Cobbler's Knoll Homeowners Association Trust dated December 14, 2005 and recorded with the Worcester District Registry of Deeds in Book 38020, Page 1.

Together with and subject to the rights of others to use the roads and ways as shown on said plan as roads typically are used in the Town of Mendon but expressly reserving the fee in the road to the grantor.

Together with and subject to the obligations set forth in a Declaration of Restrictive Covenants recorded in Book 35668, Page 61.

Being a portion of the premises conveyed to the grantor by deed in Book 34582, Page 311, Book 34582, Page 313, Book 34582, Page 321, Book 34582, Page 326, Book 34582, Page 329, Book 34582, Page 332, Book 34582, Page 334.

MENDON
WARFIELD RD

Witness my hand and seal this 11 day of May, 2009.

Cobbler's Knoll, LLC

Mirajuddin Ahmed
By: Mirajuddin Ahmed, Manager

Commonwealth of Massachusetts

Worcester, ss

On this 11th day of May 2009, before me, the undersigned notary public, personally appeared Mirajuddin Ahmed 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 or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Gail R. Wellman
Gail Wellman, Notary Public
My Commission Expires: 08/07/2009