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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/02/2009 11:54 AM
Ctrl# 082366 31409 Doc# 00020942
Fee: \$2,964.00 Cons: \$650,000.00

QUITCLAIM DEED

FRANKLIN OFFICE PARK REALTY CORP., a Massachusetts Corporation organized and existing under the laws of the Commonwealth of Massachusetts and having a usual place of business at 8 Uxbridge Road, Mendon, Worcester County, Massachusetts

for consideration paid of SIX HUNDRED FIFTY THOUSAND and 00/100 (\$650,000.00) Dollars

grants to HACKENSON CORPORATION, a Massachusetts Corporation organized and existing under the laws of the Commonwealth of Massachusetts and having a usual place of business at 63 Taft Avenue, Mendon, Worcester County, Massachusetts

with QUITCLAIM COVENANTS

The land with the buildings thereon known at 21 Hastings Street, in Mendon, Worcester County, Massachusetts, and bounded and described as follows:

PARCEL 1

A certain tract or parcel of land, with the buildings thereon, situated on the northerly side of Hastings Street in said Mendon, being bounded and described as follows, to wit:

BEGINNING at a stone post set in the ground in the northerly line of said Hastings Street and at the southwesterly corner of the Parsonage property (so-called);

THENCE westerly on said Hastings Street one hundred twenty (120) feet to a stone post set in the ground;

THENCE Northerly to a stone post set in the ground;

THENCE North 57° East one hundred twenty (120) feet to a stone post set in the ground at the northwesterly corner of said Parson property, the last two lines bounding on land of one Hersey, formerly of one Adams;

Property: 21 Hastings St., Mendon MA

THENCE South $24^{\circ} 45'$ East by said Parsonage property two hundred thirty-seven and five tenths (237.5) feet to the point of beginning.

This deed is given upon the conditions that the drain which now enters and discharges upon the granted premises shall be maintained and that Maria M. Adams, her heirs and assigns may enter upon the granted premises at any time to view or repair said drain.

PARCEL II

A certain tract or parcel of land situated on the northwesterly side of Hastings Street, Mendon, Worcester County, Massachusetts, being Massachusetts State Highway, Route 16, being shown as Parcel 1 and Parcel 4 on a plan entitled Land of Thomas Hackenson, Mendon, Mass. dated July 6, 1966 by John R. Andrews, Jr., Surveyor, filed with Worcester District Deeds, Plan Book 309, Plan 31 and together being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pipe at the most southerly corner of the granted premises and land of one Gaston;

THENCE North $36^{\circ} 28'$ West by said Gaston land and land of one Klein, two hundred ninety-six and forty-three hundredths (296.43) feet to an iron pipe;

THENCE North $49^{\circ} 29'$ East one hundred eighty-eight and forty- seven hundredths (188.47) feet to an iron pipe;

THENCE North $45^{\circ} 03'$ West one hundred thirty-three (133) feet to an iron pipe, the last two courses bounding by said Klein land;

THENCE North $49^{\circ} 28'$ East by land of one Moore, one hundred and thirty-six hundredths (100.36) feet to a point;

THENCE South $45^{\circ} 03'$ East by land of one Parkingson, two hundred nine (209) feet to a drill hole;

THENCE South 44° 39' West by land of one Lowell and by land of one Chase, one hundred (100) feet to an iron pipe;

THENCE continuing the same course by said Chase land, thirty- three and fifty-eight hundredths (33.58) feet to a stone bound;

THENCE South 45° 48' West one hundred twenty (120) feet to a stone bound;

THENCE South 36° 28' East two hundred ten and fifty-six (210.56) feet to a stone bound in the northwesterly line of said street, the last two measurements bounding by other land of the grantees;

THENCE South 58° 26' 09" west by the northwesterly line of said street, fifty and thirty-two hundredths (50.32) feet to the iron pipe at the point of beginning.

This conveyance does not represent a sale of all or substantially all of the corporate assets of Franklin Office Park Realty Corp., in the Commonwealth of Massachusetts.

For title see deed of Peter H. Tetreault dated October 21, 2008, recorded with Worcester District Registry of Deeds, Book 43431, Page 56.

The true consideration for this conveyance is pursuant to an IRC sec. 1031 exchange on behalf of HACKENSON CORPORATION.

This deed is given to HACKENSON CORPORATION in exchange for HACKENSON CORPORATION'S deed to the property described as follows:

A certain parcel of land with the building thereon known as 30-32 Uxbridge Road and shown as a 2.61+/- acre parcel on a plan of land entitled "Plan Of Land in Mendon, Mass. Prepared for Hackenson Corporation Scale: 1" = 40' May 17, 1996 by Andrews Survey & Engineering, Inc. 104 Mendon St., Uxbridge, Mass. 01569" and filed with the Worcester District Registry of Deeds in Plan Book 705, Plan 19 and described in a deed dated October 8, 1980 and recorded with the Worcester District Registry of Deeds in Book 7086, Page 295.

EXECUTED as a sealed instrument this 25th day of February, 2009

FRANKLIN OFFICE PARK REALTY CORP.

BY:

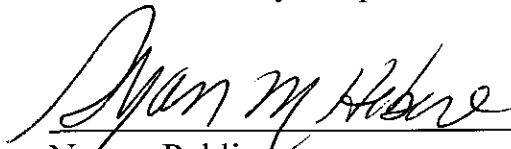


KEVIN P. MEEHAN, PRESIDENT &
TREASURER

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

On this 25th day of February, 2009, before me, the undersigned notary public, personally appeared Kevin P. Meehan, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the proceeding or attached documents, and acknowledge to me that he signed it voluntarily for its stated purpose as President and Treasurer of Franklin Office Park Realty Corp.



Notary Public

My commission expires:



DYAN M. HEBERT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 28, 2010