

138492

INSTRUMENT NO. \_\_\_\_\_

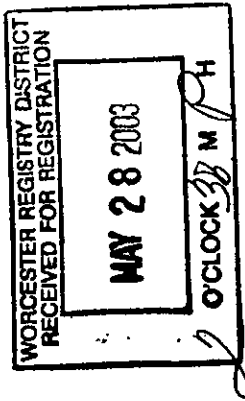
125/2013

DOCUMENT NO. 81111

CHARACTER OF DOCUMENT

*Deed*  
*125/2013*

*o/c 12554*



TRANSFER CERTIFICATE OF TITLE  
ISSUED AND TRANSCRIBED INTO  
REGISTRATION BOOK 75  
BEING CERTIFICATE No. 14933 IN  
WORCESTER REGISTRY DISTRICT.

RETURN TO: OT REGISTERED LAND

03 MAY 28 PM 3:29

DEED

B.E.E.S., INC., a Massachusetts corporation, having an usual place of business in Mendon, Worcester County, Massachusetts

for consideration paid and in full consideration of SIX HUNDRED THOUSAND AND NO/100 (\$600,000.00) DOLLARS

grants to ALICANTE PROPERTIES, LLC, a Limited Liability Company, duly organized and existing under the laws of the Commonwealth of Massachusetts, having an usual place of business at 11 Denault Drive, Bellingham, Norfolk County, Massachusetts,

*with quitclaim covenants*

The following described premises:

I - Registered Land:

A certain parcel of land situate in Mendon, in the County of Worcester and said Commonwealth bounded and described as follows:

Northerly by Uxbridge Road about fifty (50) feet;  
Easterly by lot B-2 as shown on a plan hereinafter described about six (6) feet;  
Southerly and southwesterly by Mendon Pond.  
All of said boundaries, except the water lines, are determined by the Court to be located as shown on a subdivision plan of lot B, drawn by Henry W. Gaskill, C.E., dated December 1923, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certification #1285. Being lot B-1 on said plan.

Also another parcel of land situate in said Mendon, bounded:

Northwesterly by Uxbridge Road about one hundred ninety-five and 22/100 (195.22) feet;  
Northeasterly, by land now or formerly of Clare H. Draper, Trustee, about twenty-two (22) feet;  
Southeasterly, southerly and southwesterly by Mendon Pond; and  
Westerly by lot B as shown on a plan hereinafter described, about six (6) feet.  
Being lot B2 on said plan.

The land hereby registered is subject to easements as set forth in a deed given by John C. Wood to Charles E. Guild dated September 18, 1882, duly recorded in Book 1131, Page 139.

NELSON & COOKMAN # 14782

84 UXBRIDGE ROAD, MENDON

For title reference of Seller see Worcester Registry of Deeds Land Court Certificate of Title No. 12554 in Book 63.

II - Recorded Land:

The land in Mendon, Massachusetts, being more particularly described as follows:

Parcel 1:

A certain parcel of land, together with the buildings thereon, situated on the southeasterly side of Uxbridge Road and bounded on the shore of Mendon or Nipmuc Pond in said Mendon, and being the same premises described in deed of Frederic M. Build to Clare H. Draper, Trustee, dated April 17, 1924 recorded with Worcester District Registry of Deeds in Book 2361, Page 14, bounded and described in said deed as follows:

Northwesterly by said Uxbridge Road 195 feet;

Northeasterly by registered land, Frederic Merrill Guild owner, and designated by lot "A" on plan drawn by Henry W. Gaskill, Surveyor, as approved by the Land Court and filed in the Land Registration office, 64 feet;

Southeasterly by the shore of said plan; and

Southwesterly by registered land of said Frederic Merrill Guild and designated as lot "B" on said plan, 22 feet;

Subject to any and all rights of the public in the use of said pond as a great pond.

Being the same premises conveyed in a deed from Milly Mitchell's, Inc. to Peter P. Coluci dated November 25, 1985 and recorded in the Worcester District Registry of Deeds, Book 9086, Page 253.

Parcel 2:

A certain parcel of land situated in Mendon, in the County of Worcester and said Commonwealth bounded and described as follows:

Northerly by Uxbridge road about fifty (50) feet;

Easterly by lot B-2 as shown on a plan hereinafter described about six (6) feet;

Southerly and southwesterly by Mendon Pond.

All of said boundaries, except water lines, are determined by the Court to be located as ~~shown on a subdivision plan of lot B, drawn by Henry W. Gaskill, C.E., dated December~~

~~1923, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certificate #1285.~~

Being lot B-1 on said plan.

Subject to any and all rights of the public in the use of said pond as a great pond.

Subject to easements as set forth in a deed given by John C. Wood to Charles E. Guild dated September 18, 1882, duly recorded in Book 1131, Page 139.

Parcel 3:

A certain parcel of land situated in Mendon, in the County of Worcester and said Commonwealth bounded and described as follows:

Northwesterly by Uxbridge Road about one hundred ninety-five and 22/100 (195.22) feet;

Northeasterly by land now or formerly of Clare H. Draper, Trustee, about twenty-two (22) feet;

Southeasterly, southerly and southwesterly by Mendon Pond; and

Westerly by lot B as shown on a plan hereinafter described, about six (6) feet.

All of said boundaries, except water lines, are determined by the Court to be located as shown on a subdivision plan of lot B, drawn by Henry W. Gaskill, C.E., dated December 1923, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certificate #1285.

Being lot B-2 on said plan.

The land hereby registered in subject to easements as set forth in a deed given by John C. Wood to Charles E. Guild dated September 18, 1882, duly recorded in Book 1131, Page 139.

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Subject to any and all rights of the public in the use of said pond as a great pond.

Subject to easements as set forth in a deed given by John C. Wood to Charles E. Guild, dated September 18, 1882, duly recorded in Book 1131, Page 139.

Being the same premises conveyed to the Seller by Deed of Peter P. Coluci, dated November 24, 1993 and recorded with Worcester Registry of Deeds in Book 15798, Page 310.

9K30189PG365

IN WITNESS WHEREOF, the said B.E.E.S., INC., has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Edward G. Bates, III, President and Treasurer hereto duly authorized, this 23<sup>rd</sup> day of MAY, 2003.

B.E.E.S., INC.

BY: Edward G. Bates III  
EDWARD G. BATES, III,  
PRESIDENT AND TREASURER

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

MAY 23, 2003

Then personally appeared the above-named Edward G. Bates, III, President and Treasurer aforesaid, and acknowledged the foregoing instrument to be the free act and deed of B.E.E.S., Inc., before me,

David T. Prowin  
Notary Public: DAVID T. PROWIN  
My Commission Expires: SEPT. 17, 2004

~~RECORDED  
DECEMBER 20  
Worcester~~  
05/29/03 2:36PM 01  
000000 #6819  
FEE \$2736.00  
CASH \$2736.00

B.E.E.S., INC.  
84 UXBRIDGE ROAD  
MENDON, MA 01756

CORPORATE VOTE


At a special joint meeting of the Stockholders and Directors held on the 23rd day of May, 2003 at the offices of the Corporation at 84 Uxbridge Road, Mendon, Massachusetts, all stockholders and members of the Board of Directors being present, after having been notified in accordance with the By-Laws of the Corporation, it was

UNANIMOUSLY  
VOTED:

By a unanimous vote of all of the stockholders and a unanimous vote of all of the Board of Directors that the corporation hereby authorizes Edward G. Bates, III, President and Treasurer, for and on behalf of the corporation, to sell and convey the real estate owned by the Corporation and located at 84 Uxbridge Road, Mendon, Massachusetts, as described in instruments recorded with Worcester Registry of Deeds Land Court Section as Certificate of Title No. 12554 and with Worcester Registry of Deeds in Book 15739, Page 310, to Alicante Properties, LLC, a duly organized Massachusetts limited liability company having an address of 11 Denault Drive, Bellingham, Massachusetts, for the full consideration of \$600,000.00 and to execute and deliver such deeds and all documents related thereto which he deems in his sole discretion to be fit and proper in order to effectuate said sale and conveyance.

The undersigned hereby certifies that he is the Clerk of the Corporation and that the aforementioned Vote was fully adopted at a special joint meeting of the Stockholders and Directors of the Corporation and is presently in full force and effect, without modification or alteration, and that Edward G. Bates, III is the President and Treasurer of the Corporation.

Dated: May 23, 2003



Edward G. Bates, III, Clerk

ATTEST: WORC. Anthony J. Vigliotti, Register