

INSTRUMENT NO. 46803

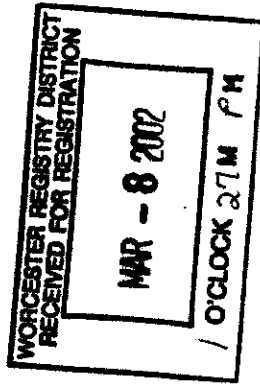
DOCUMENT NO. 76546

CHARACTER

OF

DOCUMENT

Deed 60/20
Big Land



O/C 10855

TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK 74
BEING CERTIFICATE No. 14616 IN
WORCESTER REGISTRY DISTRICT.

46/20

RETURN TO: 02 MAR - 8 PM 1:59
REGISTERED LAND

BK 26123PG295
QUITCLAIM DEED

HARTFORD MILLS, INC., a Massachusetts corporation having a usual place of business in Mendon, County of Worcester, Massachusetts, 01757,

for consideration paid of ONE HUNDRED EIGHTY-EIGHT THOUSAND SEVEN HUNDRED AND NO/100 (\$188,700.00) DOLLARS,

GRANTS TO: DAVID L. GORBEY, Trustee of OAK KNOLL REALTY TRUST,
Under a Declaration of Trust dated June 11, 1993 and recorded with
Worcester County (Worcester District) Registry of Deeds
in Book 15400, Page 49

Of: 6 Green Street, Franklin, MA 02038,

With: QUITCLAIM COVENANTS

.....
PARCEL ONE:

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

NORTHERLY: by Hartford Avenue East, seventy-six and 55/100 (76.55) feet;
EASTERLY: one hundred seventy-four and 08/100 (174.08) feet;
SOUTHERLY: sixty-five and 75/100 (65.75) feet;
EASTERLY: two hundred forty (240) feet, and
NORTHERLY: forty-six (46) feet by land now or formerly of Hartford Mills, Inc.;
SOUTHEASTERLY: by land now or formerly of Joseph Rosenfeld, eighty-seven and
76/100 (87.76) feet; and
WESTERLY: by land now or formerly of Hartford Mills, Inc., four hundred
sixty-three and 72/100 (463.72) feet.

All of said boundaries are determined by the Court to be located as shown on a
plan drawn by Guerriere & Halnon, Inc., Surveyors, dated March 12, 1979, as modified
and approved by the Court, filed in the Land Registration Office, a copy of a portion of
which will be filed with the original certificate of title issued on this decree.

PROPERTY ADDRESS: Hartford Avenue East, Mendon, MA

The Grantor holds title under Certificate of Title No. 10855, filed with the Registry District of Worcester County, in Land Registration Book 35. *P/ 4/5/9-A*

PARCEL TWO:

Also another certain parcel of unregistered land, situated on the southerly side of Hartford Avenue, in Mendon, County of Worcester, Massachusetts, bounded and described as follows:

Beginning at a drill hole in a stone wall on the southerly side of said Hartford Avenue at the northeast corner of land now or formerly of one Richards;

THENCE with said last mentioned land, S. 27° 57' W., four hundred forty-five and fifty-two one hundredths (445.52) feet to a stake;

THENCE still with said last named land, S. 62° 03' E., one hundred ten (110.00) feet to an iron pipe at land of the Grantor, formerly of one Levitre;

THENCE with said last named land and land now or formerly William D. Mann and Company, N. 27° 57' E., four hundred sixty-three and seventy-two one hundredths (463.72) feet to an iron pipe at the base of said stone wall;

THENCE with said Avenue, N. 71° 23' W., one hundred eleven and forty-one one hundredths (111.41) feet to the point of beginning.

Said premises are conveyed subject to easements, restrictions, takings and orders of record, if any, insofar as the same are now in force and applicable.

For title of Grantor, see deed of John S. Hogarth, Jr., dated February 11, 1972, recorded with the Worcester District Registry of Deeds in Book 5197, Page 308.

PARCEL THREE:

The land and buildings in the Northeasterly part of Mendon, County of Worcester, Commonwealth of Massachusetts, on both sides of Mill River, and on the Southerly side of Hartford Turnpike Road, bounded and described as follows:

BEGINNING at the northeasterly corner of this lot at a stake and stones in Southerly line of Turnpike Road;

THENCE S. 16° W. twenty-six (26) Rods seventeen (17) links, to a stake and stones, at land now or formerly of Gould;

THENCE S. 84° W. four (4) rods fifteen and one-half (15½) links, to a stake and stones;

THENCE N. 69° W. thirteen (13) rods nine (9) links, to center of River;

THENCE N. 20° E. six (6) rods seventeen (17) links to an oak stump on the west side of the old raceway;

THENCE westerly three (3) feet to a corner;

THENCE S. 24° 44' W. sixty-nine and five tenths (69.5) feet to end of wall at River;

THENCE S. 54° 29' W. one hundred and five tenths (100.5) feet, with wall, to a point (an iron rod is driven in ground at side of wall);

THENCE N. 64° 01' W. forty (40) feet, to a drill hole in a natural rock;

THENCE the same course six (6) feet;

THENCE N. 25° 59' E. two hundred forty (240) feet;

THENCE S. 72° 11' E. sixty five and seventy-five hundredths (65.75) feet (crossing an iron rod and a drill hole in a large rock);

THENCE Northerly one hundred seventy four and eight hundredths (174.08) feet, to the Turnpike Road;

THENCE Easterly, with said road eighteen (18) rods thirteen (13) links, to the point of beginning.

Said premises are conveyed subject to rights, privileges and restrictions contained in a deed from Louis B. Gaskill to George R. Whiting, ~~dated March 30, 1974~~, recorded with said Deeds in Book 921, Page 315.

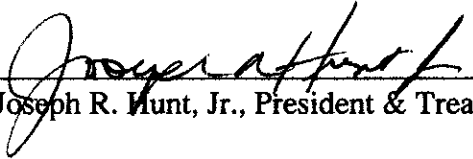
There is excepted from this conveyance a deed from Hartford Mills, Inc. -to- Abram Rosenfeld, conveying Lot 6B as shown on a plan recorded with said Deeds on Plan Book 603, Plan 120, said deed being dated August 3, 1988 and recorded with said Deeds in Book 11518, Page 377.

The Grantor means and intends to convey all real estate it owns in the Town of Mendon, County of Worcester, Massachusetts.

IN WITNESS WHEREOF, the said HARTFORD MILLS, 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 Joseph R. Hunt, Jr., its President & Treasurer, hereto duly authorized, this 28th day of February, 2002.

HARTFORD MILLS, INC.

BY:

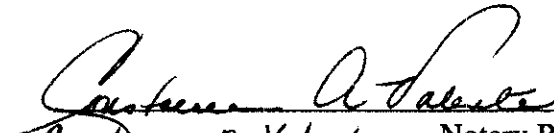

Joseph R. Hunt, Jr., President & Treasurer

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

February 28, 2002

Then personally appeared the above-named Joseph R. Hunt, Jr., President & Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of Hartford Mills, Inc., before me


Constance A. Valente Notary Public
My Commission expires: 10-13-06

val

WORCESTER
DEEDS REG 20
WORCESTER

NOIC
03/08/02 1:15PM 01
000000 #7702

FEE \$861.84

CASH \$861.84

ATTEST: WORC. Anthony J. Vigliotti, Register