

45/2013

22452

I, JOHN D. BOOMER of Mendon, Massachusetts

in consideration of ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00) DOLLARS

grant to SAM MIN, LLC of 32 Lumber Street, Hopkinton, Massachusetts

with QUITCLAIM COVENANTS

A certain tract or parcel of land with the buildings thereon situated on the westerly side of Massachusetts State Highway Route No. 140 in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at a stake on the westerly side of said highway 722.08 feet S. 15° 57' 50" E. of a Massachusetts highway bound in the westerly line of said highway at or near the intersection of Bates Street; thence S. 15° 57' 50" E. by the westerly line of said highway 297.91 feet to a stake in the westerly line of said Highway at land of one Anesta; thence S. 83° 05' 10" W. by said Anesta land 152.90 feet to a stake; thence N. 15° 57' 50" W. by land of one Perrone 268.47 feet to a stake; thence N. 74° 02' 10" E. by lot numbered 7 as shown on plan hereinafter mentioned, 150 feet to the point of beginning.

Being lots numbered 4, 5 and 6 on a plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. & Rose Perrone Scale 1" = 100' Nov. 1947---" filed with Worcester District Deeds in Plan Book 154, Plan 11.

This deed is upon the express condition, which shall expire on January 1, 2048, that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

For my title, see deed of Ruth E. Ostrand, dated May 14, 1954 and recorded with the Worcester District Registry of Deeds in Book 3589, Page 87. Ida B. Boomer died on October 2, 1961.

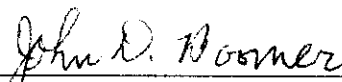
PROPERTY ADDRESS: 51 CAPE ROAD, MENDON, MA 01756

03 JAN 28 PM 1:08

Given to:
Fletcher, Tilton & Whipple
Attorneys At Law
1290 Worcester Road
Framingham, MA 01702

WORCESTER
DEEDS REG 20
WORCESTER
01/28/03 12:58PM 01
000000 #2206
FEE \$478.80
CASH \$478.80

WITNESS my hand and seal this 23rd day of January, 2003.

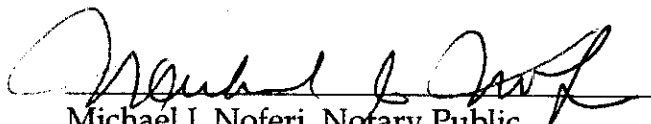


John D. Boomer

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 23rd day of January, 2003 personally appeared the above-named John D. Boomer and acknowledged the foregoing to be his free act and deed, before me



Michael J. Noferi, Notary Public
My Commission Expires: June 5, 2009

ATTEST: WORC. Anthony J. Vigliotti, Register