

## MASSACHUSETTS QUITCLAIM DEED

SamMin, LLC, a Massachusetts Limited Liability Company organized and existing under the Laws of the Commonwealth of Massachusetts, with a principal place of business at 142 Lumber Street, Hopkinton, Middlesex County, Massachusetts

In consideration of: Two Hundred Fifty-Five Thousand and 00/100 (\$255,000.00) Dollars

grants to: Val J. Krishtal and Kristine Carley, *AS JOINT TENANTS*

of 51 Cape Road, Mendon, Massachusetts 01756

with quitclaim covenants



2003 00179998

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Recorded: 07/09/2003 01:41 PM

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 on 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.

This conveyance does not constitute a conveyance of all or substantially all of the property owned by SamMin, LLC in the Commonwealth of Massachusetts.

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 07/09/2003 01:41 PM  
Ctrl# 005409/11348 Doc# 00179998  
Fee: \$1,162.80 Cons: \$255,000.00

Ret to:  
Greenwald  
109 Fortune Blvd.  
Milton, MA  
01757

J.P.

Being the same premises conveyed to the Grantor by Deed of John D. Boomer, dated January 23, 2003 and recorded with the Worcester District Registry of Deeds in Book 28846, Page 223.

Executed as a sealed instrument this 7<sup>th</sup> day of July, 2003.

SamMin, LLC

By: Jeffrey D. Paolini, Agent for  
Jeffrey D. Paolini Dantus LLC  
Agent for Dantus, LLC

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 7, 2003

Then personally appeared before me, Jeffrey D. Paolini, Agent for Dantus, LLC and acknowledged the foregoing instrument to be the free act and deed of Dantus, LLC and SamMin, LLC.

Jessica Lynn Parker  
Notary Public: Jessica Lynn Parker  
My commission expires: May 5, 2006

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

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ATTEST: WORC. Anthony J. Vigliotti, Register