Worcester South District Registry of Deeds
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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/31/2020 12:19 PM
Ctrl# 218773 24129 Doc# 00165108
Fee: $4,833.60 Cons: $1,060,000.00
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

SPINNEY PROPERTIES, LLC. a limited liability company established and existing under the laws of the Commonwealth of Massachusetts, and having its usual place of business at 47 Milford Street, Mendon, Worcester County, Massachusetts,

for consideration paid, and in consideration of **ONE MILLION AND SIXTY THOUSAND ($1,060,000.00) DOLLARS**

grants to **CANNAPRENEUR PARTNERS, LLC**, a limited liability company established and existing under the laws of the State of Delaware and duly registered to conduct business in the Commonwealth of Massachusetts, and having its usual place of business at 110 Turnpike Road, Suite 114, Westborough, Massachusetts 01581.

47 Milford Street, Mendon, MA 01756

A certain tract or parcel of land situated on the southeasterly side of Milford Street in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

BEGINNING at the most northerly corner of the premises at a survey marker in the southeasterly line of said Street and at land now or formerly of Manuel G. Taxiera, Jr. et ux., which marker is 44.09 feet S. 37° 34' 13" W. from a plug in a stone bound.

THENCE S. 49° 38' 19" E. by last mentioned land 524.10 feet to a survey marker;

THENCE S. 40° 22' 03" W., 24.13 feet;

THENCE S. 15° 22' 53" W., 35.39 feet;

THENCE S. 07° 42' 58" W., 55.50 feet to a drill hole at the corner of stone walls;

THENCE S. 39° 55' 00" W., 155.31 feet to a drill hole in a stone wall;

THENCE S. 46° 27' 04" W., 50.84 feet to a drill hole at the intersection of stone walls;

THENCE S. 47° 40' 29" W., 36.53 feet to a drill hole in a stone wall, the last six courses bounding by land of one Rosetti;

THENCE N. 51° 01' 56" W., 95.89 feet to a drill hole in a stone wall;

THENCE N. 55° 14' 14" W., 125.01 feet to a drill hold in a stone wall;

THENCE N. 51° 48' 28" W., 88.48 feet to a drill hole in a stone wall;

THENCE N. 55° 50' 57" W., 69.12 feet to a drill hole in a stone wall;

THENCE N. 45° 53' 26" W., 165.56 feet to a stake in the southeasterly line of said Street, which stake is 4.79 feet distant S. 45° 53' 26" E. from a stone bound;

THENCE N. 37° 34' 13" E. by the southeasterly line of said Street, 360.00 feet to the point of beginning.

Subject to an easement by Paul Bracci to Commonwealth of Massachusetts by instrument dated March 17, 1922 and recorded with Worcester District Registry of Deeds, Book 2267, Page 336, an easement by Leopoldo Bracci et ux to New England Power Construction Company dated May 1, 1929, recorded with said Deeds, Book 2496, Page 5, and easements created under Clauses 1, 2 and 3 of the will of Giuditta Bracci, Worcester County Probate Court Case No. 156179, so far as now in force or applicable.

The above premises are shown on Subdivision Plan of Land in Mendon, Mass. Property of Manuel G. Taxiera, Jr. Scale 1" = 40' May 26, 1969 Schofield Brothers, Inc., Registered Land Surveyors, 121 East Main Street, Milford, Mass. Offices in Framingham, Milford & Nantucket, recorded with said Deeds, Plan Book 334, Plan 29.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes, and as such, no corporate tax lien waiver is required for this deed.

BEING the same premises conveyed to Spinney Properties, LLC by deed of Louis J. Realty, LLC dated October 14, 2014, and recorded at the Worcester District Registry of Deeds in Book 52873, Page 344.

In witness whereof, the said Spinney Properties, LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name by Bruce Warren Spinney, III, Manager, hereto duly authorized this 30th day of December, 2020.

SPINNEY PROPERTIES, LLC

By: _____,
Bruce Warren Spinney III, Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 30th day of December, 2020, before me, the undersigned notary public, personally appeared Bruce Warren Spinney, III as Manager of Spinney Properties, LLC, proved to me through satisfactory evidence of identification, which was X photographic identification with signature issued by a federal or state governmental agency, ____ oath or affirmation of a credible witness, ____ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

MATTHEW J. PELOQUIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 16, 2021

_____
Matthew J. Peloquin, Notary Public
My Commission Expires: April 16, 2021

ATTEST: WORC Kathryn A. Toomey, Register