

Bk 36747 Pg125 #30130
04-25-2019 @ 10:41a

After Recording Return To: N O T
Todd H. Whilton, Member A N
ECKERT SEAMANS GHERIN & MELLOTT, LLC
Two International Place, 16th Floor C O P Y
Boston, MA 02110

N O T
A N
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 04-25-2019 @ 10:41am
Ct1#: 278 Doc#: 30130
Fee: \$1,596.00 Cons: \$350,000.00
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

QUITCLAIM DEED

23 WEST BACON CORP., a Delaware corporation, having an address of 555 Elm Street, North Attleborough, Bristol County, Massachusetts 02760 ("Grantor")

for consideration paid and in full consideration of Three Hundred Fifty Thousand Dollars and 00/100 (\$350,000.00), the receipt and sufficiency of which is hereby acknowledged, grants to

MARSERA LLC, a Massachusetts limited liability company, having an address of 212 Mount Hope Street, North Attleborough, Bristol County, Massachusetts 02760 ("Grantee"),

with Quitclaim Covenants,

A certain parcel of land, with the buildings thereon, situated in Plainville, Norfolk County, Massachusetts, shown on the plan entitled "Plan of Land in Plainville Mass. belonging to Whiting and Davis Co.", dated September 1920, by F.T. Westcott, Engineer, recorded with Norfolk Deeds as Filed Plan No. 4711 in Plan Book 97, and bounded and described as follows:

SOUTHERLY by West Bacon Street, two hundred ninety-eight and 34/100 (298.34) feet;

SOUTHWESTERLY by land shown on said plan as of Old Colony Railroad Co., fourteen and 82/100 (14.82) feet;

WESTERLY by the same, forty-nine and 75/100 (49.75) feet;

SOUTHERLY by the same, two hundred forty-seven and 35/100 (247.35) feet;

SOUTHWESTERLY again by the same by five lines together measuring seventy-eight and 36/100 (78.36) feet;

WESTERLY again by the same, two hundred sixteen and 45/100 (216.45) feet;

NORTHERLY by land shown on said plan as of W.S. Metcalf, five hundred seventy-eight

Property Address: 27 West Bacon Street, Plainville, Massachusetts

and 26/100 (578.26) feet; N O T
 A N A N
 EASTERLY O F F I C I A L Town of North Attleborough three hundred eight and
 C O P Y C O P Y
 81/100 (308.81) feet.

Containing 175,546 square feet of land according to said plan.

Excepting and excluding therefrom the land conveyed by Whiting and Davis Company, a Massachusetts corporation, to the Town of Plainville by deed dated May 21, 1957, recorded with said Deeds, Book 3565, Page 452, shown on a plan recorded therewith.

Said premises is hereby conveyed subject to a pipe easement granted by Whiting and Davis Company, a Massachusetts corporation, to Bugbee & Niles Co. Inc. et al. by instrument dated December 11, 1958, recorded with said Deeds, Book 3693, Page 54.

Said premises is conveyed subject to such rights as may exist in the water course shown on said plan extending from West Bacon Street to Ten Mile River

Grantor hereby states under the penalties of perjury that the premises conveyed herein was not the owner-occupied principal residence.

The conveyance does not constitute the sale or transfer of all or substantially all of the Grantor's assets within the Commonwealth of Massachusetts.

Intending to describe and convey and hereby conveying a portion of the premises described in a deed dated June 26, 1975 and recorded at the Norfolk County Registry of Deeds at Book 5139, Page 196.

{Remainder of this page intentionally left blank}

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed under seal
this 23 day of April 2019. A N

O F F I C I A L
C O P Y

O F F I C I A L
C O P Y

GRANTOR:

23 WEST BACON CORP.

By: 

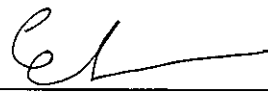
Name: **MAURICE LIBERMAN**

Its: **PRESIDENT & TREASURER**

COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss.

On this 23 day of April 2019, before me, the undersigned notary public, personally appeared **MAURICE LIBERMAN**, who proved to me through satisfactory evidence of identification, which was AV drivers license, 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, as **PRESIDENT & TREASURER of 23 WEST BACON CORP.**


Notary Public: Erinrose Lavin
My Commission Expires: 8/27/21

{AFFIX OFFICAL SEAL}

