

QUITCLAIM DEED

25/20

NOT NOT  
WEYMOUTH ART LEATHER COMPANY, a Massachusetts Corporation, with a  
usual place of business at Pembroke, Massachusetts, C I A L  
C O P Y C O P Y

for consideration paid and in full consideration of Three Million Eight Hundred Fifty  
Thousand and 00/100 (\$3,850,000.00) Dollars,

grants to IVORY PLAZA LIMITED PARTNERSHIP, a Massachusetts limited  
partnership, of 400 Franklin Street, Braintree, Massachusetts,

WITH QUITCLAIM COVENANTS

Two certain parcels of land in Braintree, County of Norfolk, Commonwealth of  
Massachusetts at Pearl Street and Ivory Street, and being shown as Parcel #1 and  
Parcel "B" on a plan of land entitled "Plan of Land in Braintree, Mass.", dated June 17,  
1993, by Andrews Survey & Engineering, Inc., filed as Plan #900 of 1993 in Plan  
Book 418 at the Norfolk Registry of Deeds, with the benefit of and subject to the  
easements and rights contained in a deed to grantor dated May 22, 1945, recorded at  
Norfolk Deeds, Book 2626, Page 366.

Parcel 1 contains 7.28 ± acres and Parcel "B" contains 38,561 Sq. Ft. ± according to  
said plan.

Including herewith all rights and privileges granted to Weymouth Art Leather  
Company by deed dated November 7, 1939, recorded at Norfolk Registry of Deeds,  
Book 2261, Page 266, and thereby made appurtenant to the land herein described and  
conveyed.

Included within the herein described premises is a registered parcel of land situate in  
Braintree, in the County of Norfolk and Commonwealth of Massachusetts, bounded  
and described as follows:

NORTHERLY four hundred twelve and 78/100 (412.78) feet;

EASTERLY three hundred forty-six and 20/100 (346.20) feet;

LOCUS JUST OF PEARL ST., BRAINTREE  
GRANTEE 400 FRANKLIN ST. BRAINTREE

042947  
03 FEB 24 PM 2:40

17556.00  
CASH \$17556.00  
FEB 21 2003  
CANCELLED  
DEEDS  
NORFOLK COUNTY  
MASSACHUSETTS

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA  
CERTIFY  
William P O'Donnell  
WILLIAM P. O'DONNELL, REGISTER

SOUTHERLY <sub>N O T</sub> five hundred eight and ~~72/100~~ (~~72.72~~) feet;

<sub>A N</sub> <sub>A N</sub>

WESTERLY <sub>E I C</sub> one hundred eighty-one and ~~20/100~~ (~~181.20~~) feet;

<sub>C O P Y</sub> <sub>C O P Y</sub>

NORTHERLY ninety-five and 94/100 (95.94) feet; and

WESTERLY one hundred sixty-five (165) feet by land now or formerly of the Old Colony Railroad Company.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 17400-A, filed with Certificate No. 29041, Norfolk Registry District, the same being compiled from a plan drawn by Russell H. Whiting, Civil Engineer, dated January 2, 1940, and additional data on file in the Land Registration Office, all as modified and approved by the Court.

Subject to and with the benefit of rights, easements and agreements, in common with others entitled thereto, as set forth in a stipulation between the petitioner and Howard S. Palmer, Jamee Loomis and Henry B. Sawyer, Trustees of Properties of The New York, New Haven and Hartford Railroad Company and Old Colony Railroad Company, filed with the papers in this case on May 3, 1943, a copy of which is filed at the Norfolk Registry of Deeds with the copy of the Decree.

For title see Certificate No. 29041, Norfolk Registry District.

Subject to and with the benefit of all rights, easements, restrictions, and agreements, insofar as they be now in force and applicable.

Meaning and intending to convey all the premises conveyed to and owned by Weymouth Art Leather Company at Pearl Street and Ivory Street in Braintree, Norfolk County, Commonwealth of Massachusetts, except for that portion of the premises conveyed by deed of even date to Francis X. Messina, Jr., Trustee of the Pearl Street Realty Trust, under Declaration of Trust dated August 16, 1990, recorded with Norfolk Deeds, Book 9374, Page 553, recorded herewith.

For title see Norfolk Deeds, Book 2391, Page 107, and Book 2626, Page 366.

IN WITNESS WHEREOF the said Weymouth Art Leather Company has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by, Neil McPhail, its President, and David W.

NOT  
AN  
OFFICIAL  
COPY

NOT  
AN  
OFFICIAL  
COPY

Howard, its Treasurer, hereto duly authorized, this *31<sup>st</sup>* day  
of *January* in the year two thousand and three.

Weymouth Art Leather Company



By: *Neil McPhail*  
Neil McPhail, President

By: *David W. Howard*  
David W. Howard, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

*January 31<sup>st</sup>*, 2003.

Then personally appeared the above named Neil McPhail, President and David W. Howard, Treasurer, as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of Weymouth Art Leather Company before me,

*Anatalia S. Cunanan*  
Notary Public

My commission expires: ANATALIA S. CUNANAN  
Notary Public  
My Commission Expires  
June 23, 2006