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QUITCLAIM DEED

Town of Braintree, Massachusetts (the "Grantor"), a municipal corporation duly existing under the laws of The Commonwealth of Massachusetts, having an address at Town Hall, One JFK Memorial Drive, Braintree, Norfolk County, Massachusetts,

for consideration paid in the amount of Eight Hundred Thousand and no/100 (\$800,000.00) Dollars

grant to SEMASS Partnership, (the "Grantee") a Massachusetts limited partnership, having a usual place of business at Route 28, Cranberry Highway, Rochester, Plymouth County, Massachusetts

with quitclaim covenants

The fee interest in the existing incinerator facility and all improvements and other appurtenances used in connection therewith, constituting real estate situated in Braintree, Norfolk County, Massachusetts, on the land hereinafter described, including without limiting the generality of the foregoing, all of the buildings and other improvements shown on the Plan hereinafter defined:

A certain parcel of land situated on the Easterly side of Ivory Street in Braintree, Norfolk County, Massachusetts, and being shown on a plan entitled "Plan of Land, Ivory Street, Braintree, Mass." dated August 21, 1985, (last revised June 16, 1986) drawn by R.E. Cameron & Associates, Inc. (the "Plan"), which Plan is to be recorded with the Norfolk County Registry of Deeds herewith. Said parcel of land is more particularly bounded and described, according to the Plan, as follows:

Beginning at the Southwesterly corner thereof, on the Easterly side of said Ivory Street at land of the Weymouth Art Leather Company; thence running

N 28° 25' 02" W by said Ivory Street, 17.94 feet to a Stone Bound; thence turning and running

NORTHWESTERLY still by said Ivory Street, on a curve to the right having a radius of 960.00 feet, a distance of 452.44 feet to a Stone Bound; thence turning and running

N 1° 24' 53" W still by said Ivory Street, 240.00 feet to a point at land owned by the Town of Braintree; thence turning and running

S 87° 00' 00" E by said land of the Town of Braintree, 120.00 feet to a point; thence turning and running

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REFER TO PLAN NO. 921-1986 PL. BOOK 337

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N 15° 00' 00" E still by said land of the Town of Braintree, 300.00 feet to a point; thence turning and running

N 89° 00' 00" E still by said land of the Town of Braintree, 50.00 feet to a point; thence turning and running

S 4° 00' 00" W still by said land of the Town of Braintree, 410.00 feet to a point; thence turning and running

S 40° 00' 00" E still by said land of the Town of Braintree, 480.00 feet to a point; thence turning and running

S 0° 26' 22" W still by said land of the Town of Braintree, 238.93 feet to a point at said land of Weymouth Art Leather Company; thence turning and running

N 83° 53' 03" W by said land of the Weymouth Art Leather Company, 398.00 to the point of beginning at said Ivory Street.

Said parcel contains, according to the Plan, 276,380 square feet (or 6.345 acres) of land.

RESERVING UNTO THE GRANTOR ALL OF ITS RIGHT, TITLE, AND INTEREST IN AND TO THE FEE INTEREST IN THE LAND UPON WHICH SUCH EXISTING INCINERATOR FACILITY AND IMPROVEMENTS AND APPURTENANCES THERETO ARE SITUATED, IT BEING INTENDED THAT NO INTEREST IN THE LAND DESCRIBED ABOVE BE TRANSFERRED, ASSIGNED, OR CONVEYED BY THIS QUITCLAIM DEED.

This Quitclaim Deed is executed, acknowledged, and delivered pursuant to the provisions of a Purchase and Sale Agreement dated as of July 31, 1985, between the Grantor and the Grantee, which Agreement was authorized by a Vote of the Braintree Town Meeting taken pursuant to Article 2 of the Warrant for the Special Town Meeting held on June 24, 1985, as amended by a First Amendment to Purchase and Sale Agreement dated as of January 30, 1986, between the Grantor and the Grantee, which First Amendment was authorized by the Votes of the Braintree Town Meeting taken pursuant to Articles 2 and 3 of the Warrant for the Special Town Meeting held on January 21, 1986, and as further amended by a Second Amendment to Purchase and Sale Agreement dated as of June 2, 1986, between the Grantor and the Grantee, which Second Amendment was authorized by a Vote of the Braintree Town Meeting taken pursuant to Article 10 of the Warrant for the Special Town Meeting held on May 5, 1986.

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For Grantor's title, reference is hereby made to a Deed from The New York, New Haven and Hartford Railroad Company dated December 20, 1949, and recorded with said Deeds in Book 2889, Page 31.

The Grantor hereby certifies that there has been full compliance with the provisions of Massachusetts General Laws c. 44 § 63A.

IN WITNESS WHEREOF, the Town of Braintree, Massachusetts, has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by its Board of Selectmen hereunto duly authorized, this 30th day of June in the year one thousand nine hundred and eighty-six.

TOWN OF BRAINTREE
By Its Board of Selectmen

Marjorie L. Crispin
Marjorie L. Crispin, Selectman

James J. Galvin
James J. Galvin, Selectman

Saran E. Gillies, Selectman

Anthony J. Mollica
Anthony J. Mollica, Selectman

Joseph C. Sullivan
Joseph C. Sullivan, Selectman

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THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

June 30, 1986

Then personally appeared the above-named, Mariorie L. Crispin, James J. Galvin, ~~Susan D. [unclear]~~, Anthony J. Mollica, and Joseph C. Sullivan, members of the Board of Selectmen of the Town of Braintree, Massachusetts, and acknowledged the foregoing instrument to be the free act and deed of said Town of Braintree, Massachusetts, before me,

Julius A. [unclear]
Notary Public

My Commission Expires: *March 19, 1987*

