

KNOW ALL MEN BY THESE PRESENTS, That I, Gloria Faietti, of Sun City West, Arizona

for consideration paid of \$77,000.00

grant to Nicola DiPietro Trustee of South Main Street Realty Trust under a Declaration of Trust dated August 14, 1992 and recorded herewith of 334 Centre St., Quincy, MA with QUITCLAIM COVENANTS

The land in Middleborough, Massachusetts, known as 2 - 10 South Main Street, as described on Schedule A attached hereto.

RECEIVED
 08/17/92
 PLYMOUTH
 REGISTRY OF DEEDS
 CANCELED
 TAX \$175.56
 CHECK \$175.56
 EXCISE TAX \$11.38
 86544000

Received & Recorded
 PLYMOUTH COUNTY
 REGISTRY OF DEEDS
 17 AUG 1992 12:45PM
 JOHN D. RIORDAN
 REGISTER

WITNESS my hand and seal this 21 day of July, 1992.

Gloria Faietti

 Gloria Faietti

STATE OF ARIZONA

County of Maricopa

July 21, 1992

Then personally appeared the above named Gloria Faietti and acknowledged the foregoing instrument to be her free act and deed, before me

Katherine B. Bair

 Notary Public
 My commission expires: 10-2-94



SEAL

10-12-94

RETURN TO:
 R. Mather, Esq.
 P. O. Box 688
 Middleboro, MA 02346

3002

PROPERTY LOCATION: 10 South Main St., Middleboro, MA

"Parcel I

Beginning at a point in the Easterly line of said South Main Street bearing South 60° 52' 00" West and being distance 14.46 feet from a stone bound at the intersection of said South Main Street and Wareham Street; thence in line now or formerly of Agapitos M. Vallas and Sakelarios M. Vallas land the following courses and distances: South 31° 16' 35" East 9.75 feet; South 57° 45' 31" West 0.12 feet; about South 32° 00' 54" East in line of the Easterly face of the studs of the building on the parcel herein conveyed 62.23 feet; South 57° 45' 31" West 0.18 feet to the westerly side of the building on land now or formerly of Agapitos M. Vallas and Sakelarios M. Vallas; South 32° 00' 54" East 4.70 feet; North 57° 45' 31" East 1.20 feet; South 32° 00' 54" East 28.30 feet; and South 52° 50' 48" West 63.27 feet to a common corner between my land and land formerly of George A. Shurtleff, Sr.; thence in line of said Shurtleff North 32° 15' 00" West 113.80 feet to said South Main Street; thence in line of said South Main Street North 60° 52' 00" East 62.79 feet to the point of beginning. Containing 6840 square feet.

Parcel II

The land in Middleborough, located off the Southeasterly side of South Main Street, bounded and described as follows:

Beginning at the Southerly corner of Parcel I, which was conveyed to Grantor by deed dated February 9th, 1946 and recorded with Plymouth County Registry of Deeds, Book 1907, Page 88; thence in the following courses and distances: South 32° 15' 00" East 1.01 feet to a corner; North 58° 10' 00" East about 62.93 feet to an iron stake for a corner; and about North 32° 00' 54" West about 6.91 feet to the Easterly corner of the above mentioned land of grantor; thence by land of grantor South 52° 50' 48" West 63.27 feet to the point of beginning.

The above-described premises are conveyed to the grantees and their heirs and assigns with the following privileges, easements and rights which the grantor received and which the grantor retained and which are set forth in deeds from Frederick E. Standish by deed dated February 9, 1946 and recorded in Plymouth Deeds in Book 1907, page 88; Alberto Faietti to Kenneth and Shelley Roche dated February 17, 1984 and recorded in Plymouth Deeds in Book 5576 at page 245; and Kenneth and Shelley Roche and Alberto Faietti to Agapitos M. Vallas and Sakelarios M. Vallas recorded in Plymouth Deeds in Book 5900 starting at Page 231. This conveyance is also subject to all easements, rights of way and restrictions set forth in the above-described deeds that are in force and effect, including the right of way described in the next paragraph.

The grantor grants to the grantee, its heirs and assigns, a perpetual easement and right of way over the driveway which presently exists to reach the rear portion of the premises above described, which driveway passes over portions of the two parcels marked "C9,5 60 S.F." and "Alberto Faietti", respectively, on a certain "Plan of Land Wareham Street Middleborough, Massachusetts Prepared for Alberto Faietti", dated August 30, 1976 drawn by Perkins Engineering, Inc., recorded with Plymouth Deeds as Plan No. 793 of 1976 in plan book 19, page 88; and which is more particularly bounded and described as follows:

Beginning at a point in the southwesterly sideline of Wareham Street, said point of beginning being 116.71 feet southeasterly from the intersection of the southwesterly sideline of Wareham Street with the southerly sideline of South Main Street; thence

SOUTH 50° 16' 00" EAST, by the southwesterly sideline of Wareham Street, a distance of 24.00 feet to a corner; thence

SOUTH 39° 44' 00" WEST, a distance of 83.46 feet to an angle point; thence

SOUTH 59° 01' 45" WEST, a distance of 37.71 feet to a corner; thence

NORTH 32° 16' 00" WEST, a distance of 48.08 feet to a point on line at the southwest corner of land of Alberto Faietti;

The last three courses are through land now or formerly of Dennis Gurney, thence continuing

NORTH 32° 16' 00" WEST, a distance of 1.01 feet to a concrete bound at the southeast corner of land of Brian LaPointe, et al; thence continuing

NORTH 32° 16' 00" WEST, a distance of 11.78 feet to a corner; thence

NORTH 49° 48' 49" EAST, a distance of 63.71 feet through land of Alberto Faietti to a corner in the westerly sideline of land now or formerly of Kenneth B. and Shelley J. Roche; thence

SOUTH 32° 01' 54" EAST, by land of said Roche, a distance of 15.15 feet to a corner; thence

SOUTH 49° 48' 49" WEST, through land of said Faietti, a distance of 47.49 feet to a corner in the northerly sideline of Dennis Gurney; thence,

SOUTH 32° 16' 00" EAST, a distance of 24.30 feet to a corner; thence

NORTH 59° 01' 45" EAST, a distance of 21.71 feet to an angle point; thence

NORTH 39° 44' 00" EAST, a distance of 79.38 feet to the point of beginning.

The last three courses are all through land now or formerly of Dennis Gurney.

The above described right-of-way is shown on a plan entitled "Plan of Land for Alberto Faietti, Middleborough, Mass." dated December 5, 1984, by Robert A. Cattley, P.E., R.L.S., Consulting Engineer, Mattapoisett, Mass. The right herein described being a more complete explanation and description of the right of way conveyed as appurtenant to the premises described in the deed of Frederick E. Standish to Walter O. Thompson, et al, dated April 1, 1946, recorded with said Deeds, Book 1931, Page 281. Said right to be enjoyed in common with the owners of the two parcels above mentioned over portions of which said driveway passes, and all others lawfully entitled hereto.

← END OF INSTRUMENT →