

KISMET, INC., a Massachusetts corporation having a usual place business in Middleborough, Plymouth County, Massachusetts, in consideration of ONE AND 00/100 (\$1.00) DOLLAR paid, grant to the Inhabitants of the TOWN OF MIDDLEBOROUGH, a Municipal corporation, Plymouth County, Massachusetts 02346, with QUITCLAIM COVENANTS two certain lots or parcels of land located in Middleborough, Plymouth County, Massachusetts, being more particularly bounded and described as follows:

Received & Recorded
 PLYMOUTH COUNTY
 REGISTRY OF DEEDS
 01 NOV 1993 10:20AM
 JOHN D. RIORDAN
 REGISTER

PARCEL I

Beginning at the center of a stone set in the ground at the corner of said Main and Centre Streets; thence South 60° West in the line of said Main Street 99 and 9/10 feet to a stake for a corner and being the corner of land formerly of Sarah A. D. Thatcher; thence North 30°40' West in the line of said Thatcher land 65 and 1/10 feet more or less to stake for a corner in the line of said Thatcher's land; thence North 38°28' East in the line of said Thatcher land 76 feet to the center of a stone set in the ground by the side of said Centre Street for a corner; thence South 47°50' East in line of said Centre Street 97 and 7/10 feet to the point of beginning.

For title to see deed of Middleborough Savings Bank to Kismet, Inc. dated July 19, 1979 and recorded with Plymouth County Registry of Deeds in Book 4693 Page 159.

PARCEL II

Beginning at the North corner of land now or formerly of the Middleborough Savings Bank in the Southwesterly line of Centre Street, thence in line of said Bank's land Southwesterly 76 feet to a corner in line of land now or formerly of the American Legion, so called, described in the deed of Henry L. Thatcher, Trustee, dated June 8, 1920, recorded with Plymouth County Registry of Deeds, Book 1358, Page 114; thence Northwesterly in line of said American Legion land, 14.75 feet to a corner; thence turning an angle to the left at 21° 30' and running in line of said American Legion's 15 foot right of way so called described in said deed, 16.12 feet to a corner; thence Southwesterly parallel with South Main Street 20.54 feet to a cement bound; thence North 51° 28' West about 1 foot to a corner; thence North 38° 35' East about 90 feet to said Centre Street, a part of which line is along the outside wall of the building on the adjoining land formerly of Elizabeth T. Sandford and now or formerly of Thomas Panesis, which wall in part supports a structure on the herein described premises; thence Southeasterly by said Centre Street about 38.57 feet to the bound first mentioned.

Said premises are conveyed with the benefit of and subject to the use and maintenance of the existing utility services which may now be in use in connection with the above described premises and any other land formerly owned on Center Street by Arthur H. Tripp, but said licenses shall terminate when separate utility services are installed for the above described premises, or separate utility services are installed for any of the other premises on Centre Street, formerly of Arthur H. Tripp, or the

*Grantee Address: Town Hall
 Middleborough, Ma.*

Nov 12

HUNZIKER, McDERMOTT
 KIRK & RUSSELL
 COUNSELLORS AT LAW
 182 PALMER AVENUE
 POST OFFICE BOX 547
 FALMOUTH, MASS. 02541
 TEL. (508) 548-4900

building on the above described premises shall be removed or destroyed by fire or otherwise.

Together with the right to pass and repass to South Main Street in common with others entitled thereto, over the following rights of way, namely: the 12 and 15 foot rights of way described in said deed of Henry L. Thatcher, Trustee dated June 8, 1920, recorded with Plymouth County Registry of Deeds, book 1358, page 114, being the American Legion's right of way so called, and also a right of way over the following described land: Beginning at a cement bound at the West corner of said 12 foot American Legion right of way, thence Northeasterly parallel with South Main Street 35.46 feet to a cement bound; thence North 51° 28' West 48.21 feet to a cement bound; thence Westerly in line of land now or formerly of Browne Realty Corporation 35 feet to its South corner; thence in the same course Westerly to the Southwesterly line of said Corporation's right of way from South Main Street to Thatcher's Mall; thence Southeasterly in the Southwesterly lines of said right of way to the bound first mentioned.

Together with the right to use the wall above described as "the outside wall of the building on the adjoining land formerly of Elizabeth T. Sandford and now supposed to be of Thomas Panesis" for support and shelter for the structures which are now, or may hereafter be placed on the above described premises.

Said premises are conveyed subject to a right for the eaves and overhang of the roof of the building on the land formerly of Elizabeth T. Sandford and now or formerly of Thomas Panesis to overhang the above described premises along the Northerly boundary thereof. This easement in favor of said eaves and overhang to exist for such period as said building shall exist in its present form or until the removal of said eaves, and if at any time said building shall be removed or destroyed by fire or otherwise, said privilege shall cease and be determined.

For title see deed of Middleborough Trust Company to Kismet, Inc. dated October 31, 1988 and recorded with Plymouth County Registry of Deeds in Book 8820 Page 322.

IN WITNESS WHEREOF, KISMET, INC. has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by THOMAS S. OLSEN, its President, and SAMUEL I. PARKS, its Treasurer, this 21st day of October, 1993.

DEEDS REG 18
PLYMOUTH

11/01/93

0.00
0.00

963A000 11:10
EXERCISE TAX

CANCELLED

KISMET, INC.

By: Thomas S. Olsen
THOMAS S. OLSEN, President

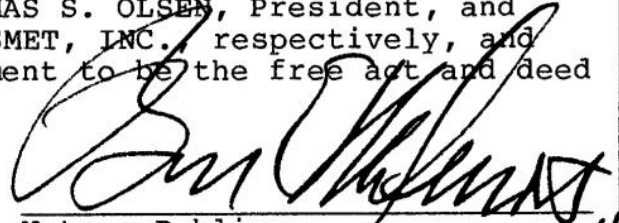
By: Samuel I. Parks
SAMUEL I. PARKS, Treasurer

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, ss.

October 21, 1993

Then personally appeared THOMAS S. OLSEN, President, and SAMUEL I. PARKS, Treasurer, of KISMET, INC., respectively, and acknowledged the foregoing instrument to be the free act and deed of KISMET, INC., before me



Notary Public

My Commission Expires: *1/31/97*

Brian E. McDonnough

1-31-97



Office of the Town Clerk
Middleborough, Massachusetts 02346

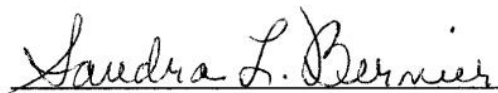
Sandra L. Bernier
Town Clerk
and Accountant

December 1, 1992

To Whom It May Concern:

I do hereby certify that the following vote was taken at the Special Town Meeting held on November 9, 1992:

ARTICLE 11: By a counted vote of yes, 145 and no, 101, it was voted to authorize the Board of Selectmen to accept on behalf of the Town a gift of real estate, land and building(s), located at the intersection of South Main Street and Centre Street in Middleborough described in a deed recorded in the Plymouth County Registry of Deeds in Book 4693, Page 159, and shown as Lot 132 on Middleborough Assessors Map U57, and real estate located at Centre Street in Middleborough described in a deed recorded in the Plymouth County Registry of Deeds in Book 8820, Page 322, as shown as Lot 133 on Middleborough Assessors Map U57, on such terms and conditions as the Board determines.


Sandra L. Bernier
Town Clerk & Accountant

SLB/baw

Kismet, Inc.Action By Unanimous Consent of
Stockholder and Directors

The undersigned being the sole Stockholder and all of the Directors of Kismet, Inc., acting pursuant to Chapter 156B Sections 43 and 59 of the General Laws of Massachusetts, hereby consent to the following action and adopt the following votes:

VOTED: That the number of directors, until changed in accordance with the By-Laws, be and it hereby is fixed at Three (3) and that the following directors and officers be and they hereby are elected, each to hold office in accordance with the By-Laws:

<u>Directors:</u>	Thomas S. Olsen Samuel I. Parks Brian E. McDermott
<u>President:</u>	Thomas S. Olsen
<u>Treasurer:</u>	Samuel I. Parks
<u>Clerk:</u>	Brian E. McDermott

This vote shall be deemed to have been made at the commencement of the Corporation's fiscal year in October of 1989 and subsequently renewed, ratified and confirmed at each subsequent Annual Meeting of the Corporation.

VOTED: That the Corporation convey to the Town of Middleborough, as a gift, the land and buildings owned by the Corporation at the junction of South Main Street and Center Street in Middleborough, Massachusetts, all as more particularly described in deed of Middleborough Savings Bank to Kismet, Inc. dated July 19, 1979 and recorded with Plymouth County Registry of Deeds in Book 4693 Page 159 and deed of Middleborough Trust Company to Kismet, Inc. dated October 31, 1988 and recorded with Plymouth County Registry of Deeds in Book 8820 Page 322.

That the President and Treasurer be and are hereby authorized and directed in the name and on behalf of the Corporation to sign, seal with the corporate seal, acknowledge and deliver a deed any any other instrument to accomplish the same.

IN WITNESS WHEREOF, this Consent has been executed and filed with the records of the Corporation and treated for all purposes

as a vote taken at the joint meeting of the Stockholder and Directors.

PLYMOUTH SAVINGS BANK, Stockholder

By: *Thomas S. Olsen*
Thomas S. Olsen, President

By: *Samuel I. Parks*
Samuel I. Parks, Treasurer

By: *Thomas S. Olsen*
Thomas S. Olsen, Director

By: *Samuel I. Parks*
Samuel I. Parks, Director

By: *Brian E. McDermott*
Brian E. McDermott, Director

DATED: October 1, 1993

A True Copy Attest:

Brian E. McDermott
Brian E. McDermott, Clerk

← END OF INSTRUMENT →