



Bk: 47555 Pg: 319 Page: 1 of 2
Recorded: 10/04/2016 12:02 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

25 Wareham Street and 3 Lincoln Street Middleborough, MA

Gerald L. Aronson, Trustee of AEC Trust, u/d/t dated October 15, 1999, recorded with the Plymouth County Registry of Deeds at Book 7598, Page 210, with a principal place of business at 25 Wareham Street, Middleborough, Massachusetts, a Massachusetts corporation (the "Grantor"), for consideration of \$1,760,000.00 paid, hereby grants with QUITCLAIM COVENANTS, to 25 Wareham LLC, a Massachusetts Limited Liability Company, with an address of 321 West Grove Street, Middleborough, Massachusetts (the "Grantee"), those certain parcels of land, commonly known and numbered as 25 Wareham Street and 3 Lincoln Street, Middleborough, MA, identified as follows:

Parcel I

Beginning at the corner of Wareham Street, formerly known as Water Street, and Lincoln Street, thence Northerly by Lincoln Street 172 feet, more or less, to land formerly of Nathaniel B. Sherman, thence Easterly 101.5 feet, more or less, in line of stone posts by said Sherman land; thence Northeasterly still by said Sherman land 66 feet; thence North 29° 2' West 105.4 feet, still by said Sherman land, to the Easterly line of Lincoln Street, thence Northerly by Lincoln Street 118.3 feet to Jackson Street; thence Southeasterly by Jackson Street 354.9 feet to land formerly of John W. Kelley at a stone bound, being the second parcel herein; thence Southwesterly in said Kelley's line 119.7 feet to a corner at a stone post; thence Southeasterly in said Kelley's line 30 feet to line of land of the Town of Middleborough; thence in their line South 42° 25' West about 254 feet to Wareham Street; thence Northwesterly in line of said Wareham Street to the bound first mentioned.

Parcel 2

Land on the Southerly side of Jackson Street, bounded and described as follows: Beginning at said stone post in the Southwest side line of said Jackson Street, the North corner of this lot herein conveyed and the East corner of land of the first parcel herein; thence in line of said first parcel South 40° 57' West 119.7 feet to a stone bound for a corner; thence in line of said first parcel and land formerly of Trustees under the Will of Thomas S. Peirce and now of the Town of Middleborough, South 49° 2' East about 140.2 feet to land formerly of Ida F. Rounseville; thence in line of said Rounseville North 31° East about 120 feet to the Southerly side of line of said Jackson street; thence in line of said Jackson Street Northwesterly about 119.4 feet to the bound first mentioned.

Subject to and with the benefit of the provisions of a deed from Gordon R. Healy to the Town of Middleborough, dated January 6, 1950, and recorded in said Registry of Deeds.

Parcel 3

Northwesterly by said Lincoln Street; Northeasterly by land formerly of Thomas S. Peirce, deceased; Southeasterly by land formerly of Carlton W. Maxim, deceased, and Southwesterly by land formerly of one Bartlett.

CANCELLED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/04/2016 12:02 PM
Cit# 096215 07396 Doc# 00088746
Fee: \$8,025.60 Cons: \$1,760,000.00

Mark A. Kablack, Esq.
M. A Kablack & Associates, PC
176 East Main Street, Suite 3
Westborough, MA 01581

Being the same premises conveyed to Seagrave by deed of Edmund M. Gomes and Mabel F. Gomes dated December 14, 1970, and recorded with Plymouth County Registry of Deeds, Book 3641, Page 147.

Being the same premises conveyed to Seakoff Corp. by deed of the Seagrave Corporation dated September 30, 1980, and recorded with the Plymouth County Registry of Deeds Book 4892, Page 340 and described as Parcel 1, 2 and 4 in said Deed.

Parcel 4

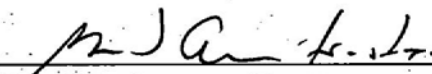
Beginning at a point in the southerly line of Jackson Street situated 165 feet Easterly as measured in the line of said Jackson Street from a stone corner marking the corner between the property formerly of Florence A. Robinson and formerly of Dean-Morris Shoe Company, said point of beginning is also the Northeasterly corner of land now or formerly of Josephine F. Atkins and others, Trustees under a certain Declaration of Trust dated August 12, 1949, for the benefit of the Girl Scouts and duly recorded; thence Easterly in line of said Jackson Street about 85.5 feet; thence by a curve having a radius of 30 feet a distance of 47 feet; thence Southerly 146.55 feet to land now or formerly of Rose Sepetjian; thence Westerly in line of said Sepetjian and in line of land now or formerly of Bosari to the Southeasterly corner of said land now or formerly of said Atkins and others; thence Northerly in line of said land to Jackson Street and the bound first mentioned.

Subject to and with the benefit of all rights, restrictions and easements of record.

The Grantor is not an entity treated as a corporation for tax purposes.

For Grantor's title see deed recorded with said Registry at Book 25622, Page 101-107.

Executed under seal as of October 3, 2016.

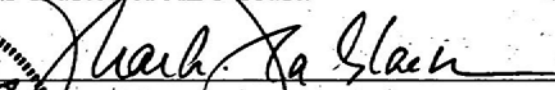

Gerald L. Aronson, Trustee

COMMONWEALTH OF MASSACHUSETTS

Wescoter, ss.

On this 3 day of October, 2016, before me, the undersigned notary public, personally appeared Gerald L. Aronson, as Trustee of AEC Trust, who proved to me through satisfactory evidence of identification, which was: MASS DRIVER'S 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 Trustee of AEC Trust.




Notary Public
Commission Expires 3-6-20