


Mail to: ✓

Mr. Scott R. Dean  
25 Wood Street  
Middleboro, MA 02346



2019 00095719  
Bk: 51912 Pg: 161 Page: 1 of 4  
Recorded: 11/06/2019 04:00 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That CGMA Middleboro LLC, a Massachusetts limited liability company, with an address of 1414 Atwood Avenue, Johnston, Rhode Island

For consideration paid of Two Hundred Thirty-five Thousand and 00/100 (\$235,000.00) Dollars

grants to **RYTYMY REALTY, LLC**, a Massachusetts limited liability company, of 25 Wood Street, Middleboro, MA 02346

with **QUITCLAIM COVENANTS**

The land in Middleboro, Plymouth County, Massachusetts, with the buildings thereon, situated on the northeasterly side of Center Street, as more particularly described on Exhibit A attached hereto.


Being Parcel Four in a deed from F.B.M. Corp. to this Grantor, dated March 27, 2018, and recorded with Plymouth County Registry of Deeds in Book 49663 at Page 200.

**WITNESS** our hands and seals this 5<sup>th</sup> day of November, 2019

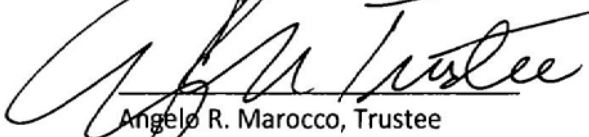
CGMA Middleboro LLC

By Crown Holdings II LLC, its Sole Member

By 1992 Alfred Carpionato Trust Agreement - CA, Its Sole Member

By:   
Kelly M. Coates, Trustee

  
Gary J. Fagnolotti, Trustee

  
Angelo R. Marocco, Trustee

  
Sheryl A. Carpionato, Trustee

Premises: 43 Center Street, Middleboro, MA 02346

**CANCELLED**

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 11/06/2019 04:00 PM  
Ctrl# 130035 29877 Doc# 00095719  
Fee: \$1,071.60 Cons: \$235,000.00

STATE OF RHODE ISLAND

County of Providence

On this 5<sup>th</sup> day of November, 2019, before me, the undersigned Notary Public, personally appeared Kelly M. Coates and who proved to me through satisfactory evidence of identification being (check whichever applies):

- Driver's license or other state or federal governmental document bearing a photographic image,
- Oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory,

to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

Seanna M. Silva

Notary Public

My commission expires: 8-2-22

Seanna M. Silva Notary Public, State of Rhode Island My Commission Expires 8/2/2022
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STATE OF RHODE ISLAND

County of Providence

On this 5<sup>th</sup> day of November, 2019, before me, the undersigned Notary Public, personally appeared Gary J. Famiglietti and who proved to me through satisfactory evidence of identification being (check whichever applies):

- Driver's license or other state or federal governmental document bearing a photographic image,
- Oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory,

to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

Seanna M. Silva

Notary Public

My commission expires: 8-2-22

Seanna M. Silva Notary Public, State of Rhode Island My Commission Expires 8/2/2022
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Seanna M. Silva

STATE OF RHODE ISLAND

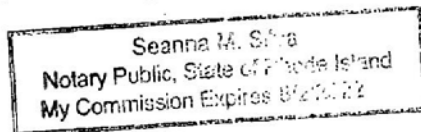
County of Providence

On this 5<sup>th</sup> day of November, 2019, before me, the undersigned Notary Public, personally appeared Angelo R. Marocco and who proved to me through satisfactory evidence of identification being (check whichever applies):

- Driver's license or other state or federal governmental document bearing a photographic image,
- Oath or affirmation of a credible witness known to me who knows the above signatory, or
- my own personal knowledge of the identity of the signatory,

to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

Seanna M. Silva  
 Notary Public Seanna M. Silva  
 My commission expires: 8-2-22



STATE OF RHODE ISLAND

County of Providence

On this 5<sup>th</sup> day of November, 2019, before me, the undersigned Notary Public, personally appeared Sheryl A. Carpionato and who proved to me through satisfactory evidence of identification being (check whichever applies):

- Driver's license or other state or federal governmental document bearing a photographic image,
- Oath or affirmation of a credible witness known to me who knows the above signatory, or
- my own personal knowledge of the identity of the signatory,

to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

Seanna M. Silva  
 Notary Public Seanna M. Silva  
 My commission expires: 8-2-22

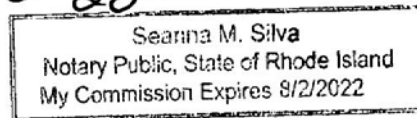


Exhibit A

**43 Center Street**  
**Middleborough, Massachusetts**  
**AP: 50P Lot(s): 6218**

The land in Middleborough, Plymouth County, Massachusetts, with the buildings thereon, situated on the northeasterly side of Centre Street, bounded as follows:

Southwesterly	by said Centre Street, 43.03 feet;
Northwesterly	by land formerly of Jesse P. Morse, by two courses 63.51 feet and 183.67 feet;
Northeasterly	by land formerly of William Lawrence, Trustee u/w Maria L. H. Peirce, 50.12 feet;
Southeasterly	by land now of Helen Whitcomb, 16.40 feet and by land which was conveyed by Jacob A. Sparrow to Arthur S. Shactman by deed dated November 17, 1927 and recorded in Plymouth County Registry of Deeds in Book 1542 at Page 534, 219.42 feet, be all of said measurements more or less.

The premises are shown on a plan entitled, "PLAN OF J. AUGUSTINE SPARROW'S CENTRE STREET LOT AND BUILDINGS, MIDDLEBOROUGH, MASS.", duly recorded with the Plymouth County Registry of Deeds.

Said premises are conveyed with the benefit of and subject to the easement described in the deed of Anna T. Sparrow, Executrix of the will of Jacob A. Sparrow, dated March 30, 1945 and recorded with Plymouth County Registry of Deeds in Book 1880 at Pages 523 and 524.