



Bk: 575 Pg: 28 Cert: 115028  
Doc: DEED 08/16/2010 01:04 PM

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 08/16/2010 01:04 PM  
Ctrl# 044914 21021 Doc# 00667124  
Fee: \$3,078.00 Cons: \$675,000.00

RECORDED

### QUITCLAIM DEED

I, **Edward C. Vaughan, as I am Trustee of Blair Realty Trust** under Declaration of Trust dated August 17, 1999 recorded with Plymouth County Registry District of the Land Court as Document No. 453264 of Middleboro, Massachusetts

for consideration paid, and in consideration of **Six Hundred Seventy-Five Thousand Nine Hundred and NO/100 (\$675,000.00) Dollars**

grant to **Joseph Romano and Connie Romano**, as they are Trustees of Grant Nominee Trust under Declaration of Trust dated August 16, 2010, and filed with Plymouth County Registry District of the Land Court herewith as Document No. 667125 with a mailing address of 65 Charles Street, Unit 122, Boston, MA 20114

with QUITCLAIM COVENANTS

That certain parcel of land with the buildings thereon situated in Middleboro, in the County of Plymouth, and said Commonwealth of Massachusetts, bounded and described as follows:

Southeasterly: by the northwesterly line of North Main Street, one hundred seven (107) feet;  
Southwesterly by one hundred nine and 62/100 (109.62) feet;

Southeasterly: thirteen and 11/100 (13.11) feet by land now or formerly of the Town of Middleborough;

Southwesterly: by land now or formerly of Arthur D. Benson et al, Trustees twenty and 38/100 (20.38) feet;

Northwesterly: by land now or formerly of George Harlow et al one hundred twenty-two and 92/100 (122.92) feet; and

Northeasterly: by the southwesterly line of a way fifteen feet wide as shown on the plan hereinafter mentioned one hundred thirty-six and 98/100 (136.98) feet.

40-48 North Main Street  
Middleboro

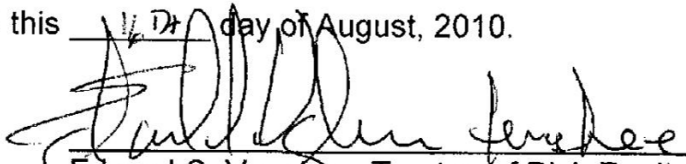
All of said boundaries are determined by the court to be located as shown on plan #28039A, drawn by Whitman and Howard, Civil Engineers, dated November 1956, as modified and approved by the court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 27003.

There is appurtenant to the above described land the right to use the whole of said way fifteen feet wide, shown on said plan, in common with all other persons lawfully entitled thereto.

This conveyance is subject to a certain Façade Grant Agreement and Covenant with the Town of Middleborough dated May 6, 2002 and filed with Plymouth County Registry District of the Land Court as Document No. 512372.

Being the same premises conveyed to Grantor by deed of Charles A. Crowley, Jr. dated August 17, 1999 and filed with Plymouth County Registry District of the Land Court as Document No. 453263. See Certificate of Title # 96011 filed with said registry district in Book 480, Page 11.

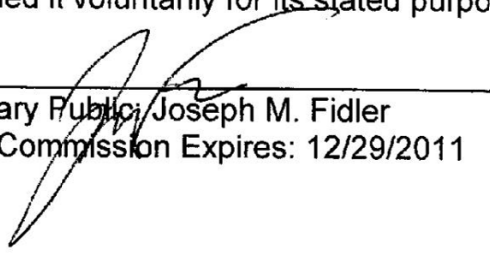
WITNESS my hand and seal this 11<sup>th</sup> day of August, 2010.

  
Edward C. Vaughan, Trustee of Blair Realty Trust

COMMONWEALTH OF MASSACHUSETTS

County of Plymouth

On this 11<sup>th</sup> day of August, 2010, before me, the undersigned notary public, personally appeared Edward C. Vaughan, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was/were [] personal knowledge of the affiant, to be the person whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

  
Notary Public: Joseph M. Fidler  
My Commission Expires: 12/29/2011



Doc 00667124

Plymouth County Land Court  
Registry District

RECEIVED FOR REGISTRATION

On: Aug 16, 2010 at 01:04P

Document Fee 125.00

Receipt Total: \$3,572.00

NOTED ON: CERT 115028 BK 00575 PG 28

ALSO NOTED ON: 910011

3/125

399