

Worcester South District Registry of Deeds  
Electronically Recorded Document

*submitted at the  
May 18, 2015  
Planning Board  
Meeting*

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Recording Information

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 04/17/2015 02:37 PM  
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Fee: \$.00 Cons: \$235,000.00  
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Worcester South District Registry of Deeds  
Anthony J. Vigliotti, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

Off Route I-90 and Adams Road, Grafton

**Release Deed**

The Massachusetts Department of Transportation, a body politic and corporate and public instrumentality of the Commonwealth of Massachusetts created pursuant to, and acting under the authority of, Chapter 6C of the Massachusetts General Laws, as amended, having a principal place of business at Ten Park Plaza, Boston, MA 02116, (the "Grantor"), for consideration of Two Hundred Thirty-Five Thousand (\$235,000) Dollars, the receipt and sufficiency of which is hereby acknowledged, and the covenants contained herein, does hereby grant and release, WITHOUT COVENANTS, to Bull Meadow LLC, a duly incorporated limited liability company with an address of 2 Rachel Road, Boylston, MA 01505 (the "Grantee"), all right, title and interest of the Grantor in a parcel of vacant land in the Town of Grafton, Massachusetts, located off Route I-90 and Adams Road (the "Premises"), which parcel is bounded and described as follows:

A certain lot of land shown as Parcel A on the below-referenced plan, situated westerly from Adams Road in the Town of Grafton, in the County of Worcester, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the most northerly point of Parcel A at common corner of land now or formerly Bull Meadow, LLC and land now or formerly of John J. Potter as shown on said plan:

- THENCE S 67°28'21" E a distance of 285.78 feet to a point;
- THENCE S 16°41'40" W a distance of 326.16 feet to a point;
- THENCE S 74°54'11" E a distance of 354.81 feet to a point;
- THENCE N 39°55'11" E a distance of 311.14 feet to a point;
- THENCE N 81°29'06" E a distance of 160.40 feet to a point and common corner of Parcel B, the previous five courses by said Bull Meadow, LLC;
- THENCE S 25°04'52" E a distance of 7.80 feet to a point;
- THENCE S 63°28'45" W a distance of 280.00 feet to a point;
- THENCE S 19°42'37" W a distance of 138.40 feet to a point;
- THENCE S 11°51'23" W a distance of 211.00 feet to a point;

- THENCE S 45°16'32" W a distance of 330.50 feet to a point;
- THENCE S 82°17'34" W a distance of 250.50 feet to a point;
- THENCE S 89°52'18" W a distance of 176.92 feet to a point at land now or formerly of Shailesh P. Patel, the previous seven courses by said Parcel B;
- THENCE N 07°16'40" E a distance of 995.40 feet to the point of beginning.

The above described parcel of land contains an area of 406,620 square feet more or less, or 9.33 acres more or less, and is more particularly shown as Parcel A on a plan entitled: "Plan of Land, Land in Grafton, Ma., Prepared for McCarty Engineering, dated August 22, 2014, Scale: 1"=80', prepared by Whitman & Bingham Associates, LLC, Registered Professional Engineers & Land Surveyors, 510 Mechanic Street, Leominster, Mass., 01453", which plan is recorded with the Worcester District Registry of Deeds in Plan Book 911, Page 97.

The Premises were acquired by the Massachusetts Turnpike Authority pursuant to a Quitclaim Deed from Robert A. and Mabel C. Hemenway, dated December 19, 1957, and recorded with the Worcester District Registry of Deeds in Book 3919, Page 317.

Pursuant to Chapter 6C of the Massachusetts General Laws, as amended, as of November 1, 2009, the Massachusetts Department of Transportation is the successor to the Massachusetts Department of Highways and the Massachusetts Turnpike Authority.

By acceptance of this Deed and as partial consideration thereof, the Grantee, on behalf of itself, its successors and assigns, hereby, accepts the Premises "as is", "where is", and "with all defects" and acknowledges that Grantor makes no representation or warranty as to the merchantability, fitness or suitability of the Premises for any particular use or purpose.

The Premises herein described are no longer needed for highway purposes and were formally declared excess to highway needs on July 25, 2012, and approved on that date by the Highway Administrator of the Grantor, which approval is on file in Grantor's offices.

This conveyance is made subject to all rights, restrictions, liens, encumbrances and easements of record, if any, in said Deeds, insofar as same are now in force and applicable. Specifically incorporated herein are all easements, licenses and permits granted to public or private utilities and cable companies.

*[Signature to follow on next page]*

IN WITNESS WHEREOF, the Massachusetts Department of Transportation has caused these presents to be signed, sealed, acknowledged and delivered in its name and behalf by Thomas Tinlin, Acting Highway Administrator of the Massachusetts Department of Transportation, this 8<sup>th</sup> day of April, 2015.



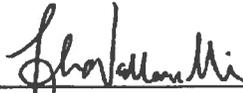
Thomas Tinlin  
Acting Highway Administrator  
Massachusetts Department of Transportation  
as duly authorized

**THE COMMONWEALTH OF MASSACHUSETTS**

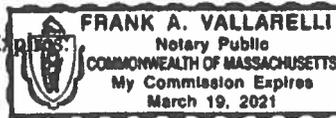
SUFFOLK, ss

8<sup>th</sup> day of April, 2015

On this 8<sup>th</sup> day of April, 2015, before me, the undersigned Notary Public, personally appeared Thomas Tinlin, in his capacity as Acting Highway Administrator of the Massachusetts Department of Transportation, as duly authorized, who proved to me through satisfactory evidence of identification which was his personal identity known to me to be the person whose name is signed on the herein document and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the Massachusetts Department of Transportation.



Print Name  
Notary Public  
My Commission Expires



SEAL

Pursuant to the provisions of Section One of Chapter 64D of the Massachusetts General Laws, as amended by Chapter 198 of the Acts of 1978, and Chapter 133 of the Acts of 1992, no excise stamps are affixed.

ATTEST: WORC Anthony J. Vigliotti, Register