



2019 00086778

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RELEASE DEED

THE COMMONWEALTH OF MASSACHUSETTS, acting by and through the Commissioner of its DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE, having an address at One Ashburton Place, Boston, Massachusetts 02108 (the "Grantor"), acting under the authority of Chapter 223 of the Acts of 2018 (the "Legislation"), for nominal consideration, the receipt and sufficiency of which the Grantor hereby acknowledges, does hereby grant and release to the Town of Grafton with an address of 30 Providence Road, Grafton, Massachusetts, 01519 (the "Grantee"), without covenants, that certain parcel of land (the "Premises"), shown as Parcel F on a certain plan entitled "PLAN OF LAND, PARCEL TO BE CONVEYED TO THE TOWN OF GRAFTON, LOCATED AT GRAFTON STATE HOSPITAL IN THE TOWN OF GRAFTON, MASSACHUSETTS, WORCESTER COUNTY, OWNED BY THE COMMONWEALTH OF MASSACHUSETTS PREPARED FOR THE DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE", dated March 29, 2018 prepared by Nitsch Engineering, Inc. (the "Plan"), to be recorded herewith. The Premises contain 8.830± acres, as shown on the Plan. *recorded in Plan Book 944 p. 89*

Meaning and intending to convey the Premises howsoever the same may be bounded and described, in their "as is" condition. It is the intent of the Parties hereto that all conditions herein shall run with the land and be deemed to be made for valuable consideration.

The Premises, referred to as the "parcels" in the Legislation, are conveyed subject to the following restriction and right of reverter required by the Legislation:

"If the town of Grafton does not complete a sale or lease of the property described in subsection (a) in accordance with subsection (b) within 6 years of the recordation of the deed of the property to the town, the property shall revert to the commonwealth upon such terms and conditions as the commissioner of capital asset management and maintenance may determine, following notice of such to the grantee by the division of capital asset management and maintenance and a failure by the grantee to cure the violation of the satisfaction of the division."

The Premises are conveyed subject to the provisions of an Easement

Agreement between the Grantor and Grantee recorded herewith, and all matters of record to the extent the same are in force and effect and subject to applicable laws, rights and encumbrances.

For the Commonwealth's title see Deed recorded with the Worcester County Registry of Deeds in Book 1730, Pages 281 and 413.

IN WITNESS WHEREOF, the Commonwealth of Massachusetts has executed this Release Deed as a sealed instrument as of the 16th day of August, 2019.

COMMONWEALTH OF MASSACHUSETTS acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance

By: [Signature]
Carol W. Gladstone, Commissioner

The undersigned certifies under penalties of perjury that I have fully complied with sections 34 and 36 of chapter 7C of the General Laws as modified by the Legislation in connection with the property described herein.

By: [Signature]
Carol W. Gladstone, Commissioner
Division of Capital Asset Management and

Maintenance

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 16th day of August, 2019, before me, the undersigned notary public, personally appeared Carol Gladstone, proved to me through satisfactory evidence of identification, which were personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily, in her capacity as Commissioner of the Division of Capital Asset Management and Maintenance, for its stated purpose.

Laura A. Donovan
Notary Public

My Commission Expires: 3/9/23

Laura A. Donovan
Notary Public
My Commission Expires March 9, 2023
Commonwealth of Massachusetts