

Both systems

We, L.S.A. GOMEZ, THOMAS WILSON and MIKE E. PAPAGEORGE

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
07 JUL 1994 11:41 AM
JOHN D. RIORDAN
REGISTER

of P.O. Box 550, Sandwich,

Barnstable County, Massachusetts,

in consideration of NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS
(\$92,500.00)

grant to CRANBERRY COMMONS, LTD.

of 3065 Cranberry Highway, Wareham
(mailing: RFD, Buzzards Bay, Ma. 02532)

with quitclaim covenants

the land in

PARCEL I

That certain parcel of land situate in Wareham in the County of Plymouth and said Commonwealth, described as follows:

Being a parcel of land, except the water lines, as determined by the Court to be located as shown on subdivision plan #16393W, drawn by Charles L. Rowley & Associates, Surveyors, dated July 25, 1986 and file with Certificate of Title #6444; and the above described land is shown as Lot 37 on said plan.

Said lot is subject to an agreement to restrict as set forth in a deed given by Outram Bangs to Roy B. Reeds, dated March 1, 1928, duly recorded in Book 1553, page 158.

Said lot is also subject to an agreement to restrict as set forth in two deeds, one given by Francis Reginald Bangs to Roy B. Reed, dated July 10, 1928, duly recorded in Book 1558, page 49, and the other given by Robert H. Gardiner, Trustee to Roy B. Reed et al, dated July 12, 1928, duly recorded in Book 1558, page 50.

So much of said lot as is included within the limits of the ways of roads shown on Plan #16393A is subject to the rights of all persons lawfully entitled thereto in and over the same.

Said lot is also subject to a taking by the Commonwealth of Massachusetts, dated November 15, 1949, filed and registered as document #32734.

Said lot is also subject to an easement from the Wareham Land Trust by Trustees to the Commonwealth of Massachusetts, Department of Public Works, dated January 25, 1950, filed and registered as document #33453.

Said lot is also subject to an easement from the Wareham Land Trust by Trustees to the Plymouth County Electric Company et al, dated January 21, 1954, filed and registered as document #47603.

Said lot is also subject to an easement as set forth in a deed from Metro Sales Co., Inc. to D.M.S. Packaging Corporation, dated April 1, 1980 filed and registered as document #199855.

There is appurtenant to said lot rights as set forth in a stipulation between Francis R. Bangs et al and Howard S. Palmer et al, Trustees filed with the papers in this case on March 30, 1938, filed and registered as document #15184.

For our title see Plymouth County Registry District Certificate of Title #80962.

Cranberry Highway, Wareham

PARCEL II

Beginning at a point in the southerly side line of Cranberry Highway (a State Highway) in the Town of Wareham, Massachusetts at its intersection with "Line of Former Little Herring River" and running south 66-07-56 east by the southerly sideline of Cranberry Highway (a State Highway) a distance of one hundred thirty-five and eight hundredths (135.08) feet to a point; thence turning and running south 23-56-06 west by land of Metro Sales a distance of two hundred twenty-five (225.00) feet to a point; said point being in the "Line of Former Little Herring River"; thence turning and running north by the "Line of Former Little Herring River" approximately four hundred thirteen (413) feet to a point in the southerly side line of Cranberry Highway, which is the point of beginning. Said lot contains 21,531 square feet and is shown as lot 1000A on a plan entitled "Division of Land Prepared for Metro Sales Co., Inc., Cranberry Highway, East Wareham, MA." by Charles L. Rowley and Associates, Civil Engineers and Surveyors, West Wareham, Mass., dated July 25, 1986, File No. 359, Plan No. R-255, W.O. NO. 86.94.

Together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

For Title see Plymouth County Registry of Deeds, Book 10070, page 097.

DEEDS REG 18
PLYMOUTH

07/07/94

CANCELLED

TAX 421.80
CHK 421.80

1942A000 11:07
EXCISE TAX

Executed as a sealed instrument this

9th day of June 19 94

[Signature]
L.S.A. GOMEZ
[Signature]
THOMAS WILSON
[Signature]
MIKE E. PAPAGEORGE

The Commonwealth of Massachusetts

ss.

June 9, 19 94

Then personally appeared the above named L.S.A. Gomez, Thomas Wilson and Mike E. Papageorge

and acknowledged the foregoing instrument to be their free act and deed,

Before me, *[Signature]*
Notary Public — Justice of the Peace
My commission expires Sept. 7 1995

← END OF INSTRUMENT →