

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 09/20/2022 11:04 AM
 Ctrl# 242736 12249 Doc# 00102987
 Fee: \$.00 Cons: \$1,150,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

Quitclaim Deed

61 West Main Street Northborough Corporation, a Massachusetts corporation with its principal place of business at 22 Hickory Circle, Holden, Worcester County, Massachusetts 01520, hereby grants to the **Town of Northborough**, a Massachusetts municipality with an address of 63 Main Street, Northborough, Massachusetts 01532, for consideration paid and in full consideration of One Million One Hundred Fifty Thousand Dollars (\$1,150,000.00), with QUITCLAIM COVENANTS, the following described property:

Parcel 1

65 West Main Street, Northborough, Massachusetts.

Land and buildings thereon situated in Northborough, Worcester County, Massachusetts on the southerly side of West Main Street and bounded and described as follows:

BEGINNING at a corner of the wall by the County road and land now or formerly of Annie Seaver;

THENCE South $4\frac{1}{2}^{\circ}$ East by land now or formerly of said Seaver thirty-nine (39) rods and seven (7) links to land now or formerly of L. F. Stratton;

THENCE by said Stratton's land, North 81° East five (5) rods and twenty (20) links to a corner of wall;

THENCE by said Stratton's land, North 6° West thirteen (13) rods and twenty-two (22) links to an angle;

THENCE by said Stratton's land, South 82° East eight (8) rods;

THENCE by said Stratton's land, North twelve (12) rods and six (6) links to a corner of wall;

THENCE by said Stratton's land, North 79° West one (1) rod and twenty-one (21) links to a fence;

THENCE by said fence, North $4\frac{1}{2}^{\circ}$ East eleven (11) rods and twelve (12) links to the County road;

THENCE by County road sixteen (16) rods and ten (10) links to the point of beginning.

Excepting therefrom any portion taken for a highway.

Parcel II

61 West Main Street, Northborough, Massachusetts.

The land in Northborough, Worcester County, Massachusetts, situated on the southerly side of West Main Street, being the parcel shown on a "Plan of Land in Northboro, Mass. owned by William B. Walker" dated July 29, 1954 drawn by George D. White, Surveyor, recorded with the Worcester District Registry of Deeds, Plan Book 200, Plan 87 and bounded and described as follows:

BEGINNING at a point on the southerly side of West Main Street at the northeasterly corner of the granted premises at an iron pipe marking the northwest corner of Parcel I as described in a deed of William B. Walker to Earle F. Pierce and Regina Pierce dated August 13, 1954, recorded with said Registry, Book 3612, Page 304;

THENCE South 08° 31' 57" East by said Parcel I a distance of 152.94 feet to a point;

THENCE South 78° 07' 23" West a distance of 118.41 feet to a point;

THENCE South 11° 36' 17" East a distance of 23.00 feet, the last three courses all being by land shown on said plan as being of William B. Walker;

THENCE South 87° 49' 23" West along a stone wall and by land now or formerly of Henry J. and Nellie F. Pierce a distance of 29.70 feet to a point;

THENCE North 07° 09' 37" West by said Pierce land a distance of 183.25 feet to a point on the southerly side of West Main Street;

THENCE North 83° 29' 25" East by said West Main Street a distance of 142.10 feet to the point of beginning.

Said parcel containing 23,540 square feet of land more or less according to said plan.

For title to Parcel I and Parcel II see Deed of John S. Pierce dated November 23, 2015, and recorded in the Worcester South District Registry of Deeds at Book 54627, Page 371.

No deed stamps are owed pursuant to G.L. c. 64D, §1.

The Grantor certifies compliance with the provisions of G.L. c. 59, §72A and G.L. c. 7C, §38.

Attached hereto and incorporated herein is a certified copy of the Town Meeting vote authorizing the acquisition of the Premises.

61 West Main Street Northborough Corporation



By: Sameh S. Said, President and Treasurer

Date: September 12, 2022

Commonwealth of Massachusetts

Worcester, ss.

September 12, 2022

Then personally appeared before me the above-named Sameh Said, President and Treasurer of 61 West Main Street Northborough Corporation, who proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily on behalf of 61 West Main Street Northborough Corporation, for its stated purpose.



DANIELLE PURCHASE, Notary Public

My Commission expires: **APRIL 13, 2029**



DANIELLE N. PURCHASE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 13, 2029

ACCEPTANCE

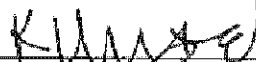
On this 12th day of September, 2022, the Town of Northborough, acting by and through its Board of Selectmen, pursuant to the vote taken under Article 20 of the April 22, 2019 Annual Town Meeting, a certified copy of which is attached hereto, hereby accepts property located at 61 West Main Street and 65 West Main Street, Northborough, for general municipal purposes, including, but not limited to, a fire station.

TOWN OF NORTHBOROUGH,
By its Board of Selectmen



Mitch Cohen, Chair

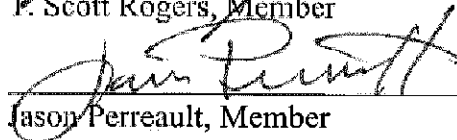
Julianne S. Hirsh, Vice Chair



Kristen F. Wixted, Clerk



T. Scott Rogers, Member

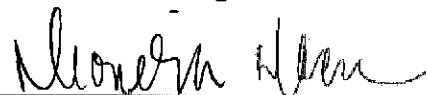


Jason Perreault, Member

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 12th day of September, 2022, before me, the undersigned notary public, personally appeared Mitch Cohen et al, member of the Northborough Board of Selectmen, proved to me through satisfactory evidence of identification which was personally known to me et al, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Northborough.



Notary Public

My Commission Expires: May 30, 2025

743259/NBOR/0168

