



2017 00111363

Cert: 17827 Bk: 90 Pg: 27
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2017 00116212

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QUITCLAIM DEED

DYER DEVELOPMENT, LLC., a Massachusetts Limited Liability Company having its principal place of business at 100 Heights of the Hill, Northbridge, Worcester County, Massachusetts, for consideration paid, and in full consideration of One Million, Two Hundred **Forty** -five Thousand and 00/100 (\$1,245,000.00) DOLLARS, paid

GRANTS TO

ROCK RIVER RE-DEVELOPMENT, LLC, a Massachusetts Limited Liability Company having its principal place of business at 38 Sutton Street, Northbridge, Worcester County, Massachusetts

with QUITCLAIM COVENANTS

The land in Grafton, Worcester County, Massachusetts, situated at 134 Ferry Street, further described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH

For title reference, see deed from Pegasus Holdings, LLC., dated February 21, 2008, and recorded at the Worcester District Registry of Deeds in Book 42448, Page 247 and registered with the Worcester Registry of Deeds, Land Court Certificate of Title 16030, Document No. 93668.

This conveyance is not all or substantially all the assets of the corporation located in Massachusetts.

In witness whereof, the said **DYER DEVELOPMENT, LLC.** has caused these presents to be signed, acknowledged and delivered in its name and behalf by Chong Hee Kim, its Manager and authorized signatory this 11th day of October, 2017.

DYER DEVELOPMENT, LLC.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/19/2017 02:38 PM
Ctrl# 174846 32399 Doc# 00111363
Fee: \$5,877.20 Cons: \$1,245,000.00

By: Chong Hee Kim, Manager & Authorized Signatory

**NELSON & O'CONNELL
TITLE COMPANY, INC.**

#8519-A

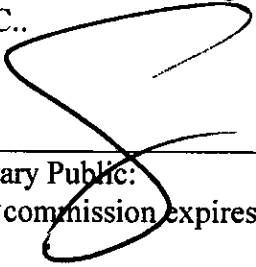
134 Ferry Street, Grafton

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

October 11, 2017

On this 11 day of October, 2017, before me appeared Chong He Kim, Manager of Dyer Development, LLC., , proved to me through satisfactory evidence of identification, which was a valid Massachusetts Driver's License, being by me duly sworn (or affirmed), did say that she is the Manager of Dyer Development, LLC. and that said instrument was signed and sealed on behalf of said Dyer Development, LLC. and that the said Chong He Kim, Manager as aforesaid, acknowledged said instrument to be the free act and deed of said Dyer Development, LLC..



Notary Public:
My commission expires:

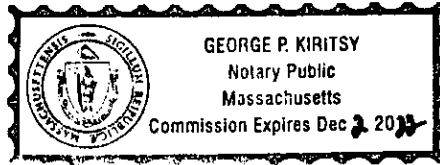


EXHIBIT A – Property Description

PARCEL I-REGISTERED LAND

The land in Grafton, Worcester County, Massachusetts, bounded and described as follows:

NORTHEASTERLY by Ferry Street, 205.72 feet;

EASTERLY by lands now or formerly of Alexander Pietruzkiewicz et al. and of John Gierasimowicz et al., 364.42 feet;

SOUTHEASTERLY 79.75 feet;

WESTERLY 42.14 feet;

SOUTHWESTERLY 289.70 feet by land now or formerly of Thomas Lund; and

NORTHWESTERLY by land now or formerly of Eli. J. Douville, 335.39 feet;

All said boundaries are determined by the Court to be located as shown on a plan drawn by William I. Thompson, C.E. dated May 22, 1931, as modified and approved by the Court, filed in Land Registration Office, a copy of a portion of which is filed with the Land Registration Certificate of Title No. 1903, as Plan 14816-A.

See Certificate 16030, Book 81, Page 30.

PARCEL III

The Land on Ferry Street in Farnumsville, Town of Grafton, Commonwealth of Massachusetts, bounded and described as follows:

- BEGINNING** at the northeasterly corner of the lot herein described in the southerly line of Ferry Street, said point of beginning being 81.87 feet northwesterly of (measured on the southerly side of Ferry Street) a Worcester County Highway monument;
- THENCE** running S 1° 40' 40" W, by land now of formerly of Tupper, 76.07 feet to a point;
- THENCE** running N 13° 13' W, by land now or formerly of the "grantor", 40.37 feet to a point;
- THENCE** running N 8° 32' E, still by land now or formerly of the "grantor", 39.26 feet to a point in the southerly line of Ferry Street;
- THENCE** running S 69° 31', by the southerly line of Ferry Street, 6.0 feet to a point of beginning.

PARCEL IV

The land in said Grafton, located southerly of the southeasterly line of Ferry Street and shown on a Plan entitled "Plan of Property in Grafton, Massachusetts, owned by the Imco Container Company, dated December 12, 1970, and drawn by Thompson-Liston Associates, Inc., C.E." and more particularly described as follows:

BEGINNING at the northwesterly corner of the parcel herein described said point of beginning being S 16° 50' 00" W, and distant 336.00 feet from a point in the southeasterly line of Ferry Street;

THENCE running S 74° 03' 00" E, by other land of Imco Container Company, 289.70 feet to a point;

THENCE running S 11° 08' 00" E, by other land of the Imco Container Company, 42.14 feet to a point;

THENCE running N 77° 17' 00" E, by land of Imco Container Company, 79.75 feet to a point of land a Ermak;

THENCE running S 16° 50' W, by land of Kurowski, 63.30 feet to a point;

THENCE running S 13° 14' 00" W, by land of Kurowski. 102.69 feet to a point;

THENCE running N 77° 09' 14" E, by land of Kurowski, 34.89 feet to a point at land of Lund;

THENCE running S 11° 50' 46" E, by land of Lund, 219.61 feet to a point;

THENCE running N 72° 50' 46" W, by land of Lund, 192.13 feet to a point;

THENCE running S 00° 20' 46" E, by land of Lund, 155.00 feet to a point;

THENCE running N. 81° 25' 20W., by land of Lund, 280.13 feet to a point;

THENCE running 1° 10' 52" E., by land of the Knights of Columbus. 527.82 feet to the point of beginning.

Being shown as Parcel B on plan referred above, recorded with Worcester District Registry of Deeds, Plan Book 344, Plan 92.

PARCEL V

A certain parcel of land in said Grafton, lying southerly of the southeasterly line of Ferry Street and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of the parcel herein described, said point of beginning S 16° 50' 00 W, and distant 336.00 feet to a point in the southeasterly line of Ferry Street;

THENCE S 1° 10' 52 W, by Parcel B on the plan referred to below, 228.47 feet to a point;

THENCE N 73° 10' W, by land of the "grantor" 61.64 feet to a point;

THENCE N 16° 50' W, by other land of the "grantor" 220.00 feet to the point of beginning.

Being the same premises shown as Parcel A shown on a plan entitled "Plan of Property in Grafton, Massachusetts, owned by the Imco Container Company" dated December 12, 1970 and drawn by Thompson-Liston, Inc., C.E." recorded in the Worcester Registry of Deeds in Plan Book 344, Plan 92.

Being the same premises conveyed to Dyer Development, LLC by Deed dated February 21, 2008 and recorded with the Worcester District Registry of Deeds in Book 42448, Page 247 and registered as Document No. 93668. See Certificate of Title 16030.