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Bk: 50618 Pg: 265 Doc: DEED
Page: 1 of 3 01/22/2008 11:48 AM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/22/2008 11:48 AM
Clt# 10444322430 Doc# 00009894
Fee: \$3,643.44 Cons: \$799,000.00

QUITCLAIM DEED

178 Great Road, LLC, a Massachusetts limited liability company with its principal place of business at 354B Great Road, Acton, Middlesex County, Massachusetts

for consideration paid, and in full consideration of Seven Hundred Ninety-Nine Thousand (\$799,000), Dollars

grant to Vanash Interiors, Inc., a Massachusetts corporation with its principal place of business at 86 Commonwealth Avenue, Concord, Massachusetts

with quitclaim covenants

a certain parcel of land with the buildings thereon in the easterly part of Acton, Middlesex County, Massachusetts, containing about one-half acre and bounded and described as follows:

Beginning at the southeasterly corner thereof at the State highway from Concord to Littleton and by land formerly of Martin H. Worden; thence Westerly by said Worden land about 183.25/100 feet to the land of the New York, New Haven and Hartford Railroad Company; thence Northerly by land of said Railroad Company about 128.50/100 feet to land formerly of Robert C. and Etta V. Ferguson; thence Easterly by said Ferguson land about 195.75/100 feet to the State Highway aforesaid; thence Southerly

Land: 178 Great Rd Acton

Return to:
Comins & Newbury LLP
Damonmill Square, 4D
Concord, MA 01742

along said State Highway about 129.75/100 feet to the point of beginning, excepting from the above described premises so much as was taken by the Commonwealth of Massachusetts by an order dated June 11, 1940 for State Highway purposes; also subject to any rights of the New England Telephone & Telegraph Company to maintain poles and wires, insofar as the same is now in force and applicable.

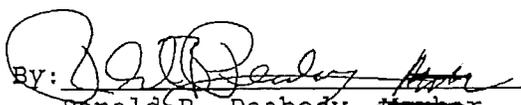
Being the same premises as shown on a plan entitled, "Land In Acton measured for Charles T. Baxter" by Horace F. Tuttle, April 8, 1931, recorded with Middlesex South District Registry of Deeds in Book 7417, Page 466, however otherwise bounded, measured or described.

Said premises are conveyed subject to and with the benefit of easements, restrictions and agreements of record, if any thereby, insofar as the same are now in force and applicable.

For Grantor's title, see deed dated June 3, 2004, recorded with said Deeds in Book 43020, Page 225.

WITNESS my hand and seal this 9th day of January, 2008.

178 Great Road, LLC

By: 
Ronald B. Peabody, ~~Member~~
and Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 9th day of January, 2008, before me, the undersigned Notary Public, personally appeared Ronald B. Peabody, proved to me through satisfactory evidence of identification, which was personally known to me to have the identity claimed, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signatory of 178 Great Road, LLC, a Massachusetts limited liability company.

Joanne Martin

Notary Public

My Commission Expires: 4/18/08

[apply seal]



Eugene C. Brune

Attest Middlesex S. Register