

KNOW ALL MEN BY THESE PRESENTS, that WE, EDWARD S. SOULE and BESSIE F. SOULE,

of HUSBAND AND WIFE, of Duxbury,

Plymouth County, Massachusetts

~~bring to you~~, for consideration paid, and in full consideration of FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00),

grant to VRT CORP., A Massachusetts corporation having an usual place of business * at 100 Hallet Street in that part of Boston called Dorchester 02124,

~~we~~

with quitclaim covenants:

~~the land in~~

~~Description of the land to be conveyed~~

PARCEL I: A certain parcel of vacant land situated on Marshfield Plain, so-called, off the southerly side of Plain Street, in Marshfield, Plymouth County, Massachusetts, containing five (5) acres and thirteen (13) rods, be the same more or less, bounded and described as follows:

Beginning at a stake and stones on the northerly side of a cartway at south-easterly corner of land formerly owned by Chandler Sampson, deceased, in range of woodland formerly owned by William Ford, deceased; thence in range of said SAMPSON lot and woodland formerly owned by William Weston North 6½° East, 33 rods to a pitch pine tree; thence by land formerly owned by Asa Waterman, deceased, North 5° East, 28 rods and 5 links to a stake and stones; thence South 78° East by woodland formerly owned by Marlboro Ford, 13 rods and 3 links to stake and stones; thence in range by woodland formerly owned by Anna D. Ford, deceased; South 5° West 58 rods to woodland of said William Ford; thence by Ford range, South 88° West to the bound first mentioned and point of beginning.

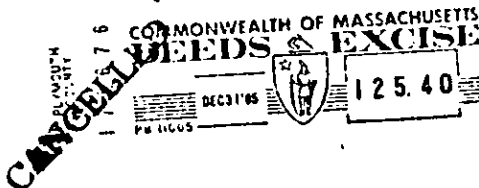
Being the same premises conveyed to us by deed of Charles E. Upham et ux by deed dated August 17, 1956, recorded in Plymouth County Registry of Deeds, Book 2521, Page 172.

PARCEL II: A certain parcel of vacant land containin ten (10) acres, more or less, sometimes known as the Ford Lot, and also known as the Monument Lot, located off the southerly side of Plain Street, in Marshfield, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at the monument marking the junction of the Duxbury-Pembroke-Marshfield Town Line; thence running southeasterly by the Duxbury-Marshfield Town line, 54 rods to a bound; thence turning and running South 85 3/4° East, 17½ rods to land formerly of Lucy B. Ford, now or formerly of Ben Ellis; thence North 24° East, 38 rods to a bound marking the northeast corner of the granted premises and the northwest corner of said land now or formerly of Ben Ellis; thence running westerly by land of owners unknown, 68½ rods to the monument marking the point of beginning.

Being the same premises conveyed to Edward S. Soule by John Ford, Edward C. Ford and Welthea L. Stark by deed dated October 17, 1961, recorded in said Plymouth Deeds, in Book 2901, Page 482.

Property Address: Two parcels off S/S Plain Street, Marshfield, Mass. 02050



(*Individual -- Joint Tenants -- Tenants in Common.)

Witness our hand and seal this 30th day of December, 1985.

Edward S. Soule
Edward S. Soule

Bessie F. Soule
Bessie F. Soule

The Commonwealth of Massachusetts

PLYMOUTH, ss. December 30, 1985.

Then personally appeared the above named EDWARD S. SOULE and BESSIE F. SOULE

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

Robert L. Galvin
Robert L. Galvin, Notary Public - ~~Notary Public~~

My Commission Expires August 11, 1989

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 197 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not effect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

REC'D DEC 31 1985 AT 11:00 AM AND RECORDED

CONFIRMATION

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

061
eets

In the Matter of the Petition of **Michael J. Verrochi et al, Trustees**
for confirmation without registration of title under the provisions of Chapter 185 of the General Laws
(Ter. Ed.)

numbered **41342** after consideration, the Court doth adjudge and decree that

on May 19, 1987 at 10 o'clock a.m. VRT Corp.,
a Massachusetts corporation, having an usual place
of business in Boston, County of Suffolk, and said
Commonwealth, successor by merger

~~of~~ ~~in the County of~~ ~~and Commonwealth of~~
~~Massachusetts~~ ~~Marshall~~
~~xxxxxxx~~ ~~xxxxxxx~~

was the owner in fee simple

of that certain parcel of land situate in **Marshfield**
in the County of **Plymouth** and Commonwealth of Massachusetts, bounded
and described as follows:
FIRST PARCEL:

- Northerly by lands of sundry adjoining owners, five hundred twenty-six and 23/100 (526.23) feet;
- Easterly by lands now or formerly of Bay State Gas Company and of Edward Soule, seven hundred eighty-eight and 92/100 (788.92) feet;
- Southerly four hundred eighty-three and 12/100 (483.12) feet,
- Easterly three hundred sixty-nine and 60/100 (369.60) feet, and
- Northerly five hundred forty-one and 20/100 (541.20) feet by land now or formerly of Edward Cole;
- Easterly by land now or formerly of Edward Soule, two hundred thirty-four and 02/100 (234.02) feet;
- Southerly by lands of sundry adjoining owners, twenty-three hundred forty-four and 30/100 (2344.30) feet;
- Westerly by land now or formerly of Anastasi Brothers Corporation, seven hundred forty-one and 15/100 (741.15) feet;
- Northeasterly by land of Owner Unknown and by land now or formerly of Town of Marshfield, six hundred sixty and 21/100 (660.21) feet;
- Northwesterly by said land now or formerly of Town of Marshfield, two hundred ninety-three and 04/100 (293.04) feet;

Northerly
Westerly

three hundred eighty-two and 14/100 (382.14) feet, and
four hundred five and 90/100 (405.90) feet by land now or
formerly of Daniel F. Walsh et al; and

Northerly
Westerly

two hundred eighty-six and 33/100 (286.33) feet, and
seven hundred eighty-eight and 15/100 (788.15) feet by land
of Owner Unknown.

Said land is shown as lot 1 on the plan hereinafter mentioned.

There is excepted and excluded from the operation of this decree
three parcels of land shown on said plan, one as "Scannell Boiler Works" and two as
"Town of Marshfield" respectively, bounded as follows:

Southerly
Westerly
Northerly
Easterly

seventy (70) feet,
one hundred fifty (150) feet,
seventy (70) feet, and
one hundred fifty (150) feet.

Southerly
Westerly
Northerly
Easterly

one hundred forty (140) feet,
sixty (60) feet,
one hundred forty (140) feet, and
sixty (60) feet.

Southerly
Westerly
Northerly
Easterly

seventy (70) feet,
ninety (90) feet,
seventy (70) feet, and
ninety (90) feet.

SECOND PARCEL:

Southwesterly

by land now or formerly of Association for Cultural Interchange
Inc., four hundred ninety-eight and 71/100 (498.71) feet;

Northwesterly

by land now or formerly of Marshfield Sand & Gravel, Inc., five
hundred forty-three and 71/100 (543.71) feet;

Northeasterly

by land now or formerly of Frances L. Connor, three hundred
thirty-five and 67/100 (335.67) feet;

Northwesterly

by said land now or formerly of Frances L. Connor and by land now
or formerly of Edward Cole, six hundred seventeen (617) feet;

Northeasterly by land now or formerly of Mildred Baker, three hundred forty and 46/100 (340.46) feet;
Southeasterly by land now or formerly of Anastasi Brothers Corporation, ten hundred twenty-six and 55/100 (1026.55) feet; and
Southerly by land now or formerly of Edward Soule, two hundred ninety-seven and 10/100 (297.10) feet.

Said land is shown as lot 2 on said plan.

THIRD PARCEL:

Northwesterly four hundred ninety-three and 25/100 (493.25) feet, and
Northeasterly three hundred five and 25/100 (305.25) feet by land now or formerly of Frances L. Connor; and
Southeasterly four hundred ninety-nine and 05/100 (499.05) feet, and
Southwesterly three hundred thirty and 41/100 (330.41) feet by land now or formerly of Marshfield Sand & Gravel, Inc.

Said land is shown as lot 3 on said plan.

Said land is shown on a plan drawn by Ernest W. Branch, Inc. Surveyors, dated December 8, 1982, filed in the Land Court, a copy of a portion of which will be filed at the Registry of Deeds with the copy of this decree.

Said lot 1 is subject to the terms of a stipulation between VRT Corp. and Josephine Ellis, filed with the papers in this case on December 12, 1985, relating to a right of way to pass and repass by foot and by motor vehicle over said lot 1, as more fully provided therein, a copy of which will be recorded with the copy of this decree.

So much of said lot 1 as is included within the area marked "Easement (40.00 Wide)," approximately shown on said plan, is subject to the easement set forth in a grant made by Lucy W. Callahan to Daniel F. Walsh et ux, dated December, 1978, duly recorded in Book 4628, Page 180, and also set forth in the terms of a stipulation, filed with the papers in this case on May 14, 1985, a copy of which will be recorded with the copy of this decree.

So much of said lot 2 as is included within the area marked "Commonwealth Electric Company Easement (100.00 Wide)," approximately shown on said plan, is subject to easements, one set forth in a grant made by Lucy W. Callahan to Plymouth County Electric Company (now Commonwealth Electric Company), dated July 10, 1964, duly recorded in Book 3124, Page 341, and one set forth in a taking by Plymouth County Electric Company (now Commonwealth Electric Company), dated June 23, 1965, duly recorded in Book 3216, Page 365, and also set forth in the terms of a stipulation, filed with the papers in this case on May 14, 1985, a copy of which will be recorded with the copy of this decree.

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41342
Conf.

Said land is also subject to any of the encumbrances mentioned in Section forty-six of said Chapter which may be subsisting:

The above-described land is subject to a mortgage given by Michael J. Verrochi et al, Trustees, to Lucy W. Callahan, dated November 23, 1981, duly recorded in Book 5085, Page 50.

Witness, MARILYN M. SULLIVAN, Chief Justice of the Land Court at Boston, in the County of Suffolk, the twenty-sixth day of August, in the year nineteen hundred and eighty-eight at 10 o'clock and 00 minutes in the fore noon.

Attest with the Seal of Said Court.



Attest with the Seal of said Court.

CHARLES W. TROMBLY, JR.

Charles W. Trombly, Jr.
Recorder
Recorder

REC'D AUG 29 1988 AT 2-59 PM AND RECORDED

I, **DAVID W. ELLIS, Individually and as Trustee of the S. Josephine Ellis Trust**, u/d/t dated December 20, 1990 and recorded with Plymouth County Registry of Deeds in Book 10082, Page 74, of 134 Old Ocean Street, Marshfield, Plymouth County, Massachusetts, and **CAROLINE D. ELLIS**, of 156 Old Ocean Street, Marshfield, Plymouth County, Massachusetts,

for consideration paid, and in full consideration of Two Hundred Forty Thousand and 00/100 (\$240,000.00) Dollars,

grant to

VRT CORP., a Massachusetts corporation with a principal place of business at 80-L Washington Square, Norwell, MA 02061,

with QUITCLAIM COVENANTS:

A certain parcel of woodland containing about 8 acres, situated on what is known as "Marshfield Plain" in said Marshfield, being the Lucy B. Ford woodlot shown on a plan of said "Plain" by W.L. Sprague and bounded as follows:

Beginning at the Southwest corner of said parcel in line of woodland formerly owned by Chandler Sampson, deceased, at the Southeast corner of land now or formerly of John E. Ford; thence North $17 \frac{1}{2}^{\circ}$ East 38 Rods by said Ford's land to land formerly owned by Aaron Sampson; thence South 89° East $34 \frac{1}{2}$ Rods to land now or formerly of Albert T. Sprague; thence South $17 \frac{1}{2}^{\circ}$ West 41 Rods to said Chandler Sampson land; thence in range of said Sampson land North $86 \frac{1}{2}^{\circ}$ West $34 \frac{1}{4}$ Rods to the point of beginning.

For title see deed of S. Josephine Ellis, dated December 20, 1990 and recorded with Plymouth Registry of Deeds in Book 10082, Page 86.

PROPERTY ADDRESS: Off Plain Street, Marshfield, MA

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
10 JAN 2002 02:14PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 21322 Pg 222-223

CLANCY & FREDERICKS
59 LONE STREET
MARSHFIELD, MA 02050-2120

Witness our hands and seals this 7 day of January, 2002

S. Josephine Ellis Trust

By: David W. Ellis, Trustee
David W. Ellis, Trustee

David W. Ellis
David W. Ellis, Individually

Caroline D. Ellis
Caroline D. Ellis

CANCELLED
PLYMOUTH DEEDS REG#18 PLYMOUTH
01/10/02 2:00PM 01
000000 #9225
FEE \$1094.40
CASH \$1094.40

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

January 7, 2002

Then personally appeared the above named DAVID W. ELLIS, Individually and as Trustee, and acknowledged the foregoing instrument to be his free act and deed, before me,

Kathleen P. MUNCNEY
Kathleen P. Muncney
Notary Public
My Commission Expires: 10/2/2003
KATHLEEN P. MUNCNEY

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

January 7, 2002

Then personally appeared the above named CAROLINE D. ELLIS, and acknowledged the foregoing instrument to be her free act and deed, before me,

Kathleen P. MUNCNEY
Kathleen P. Muncney
Notary Public
My Commission Expires: 10/2/2003
KATHLEEN P. MUNCNEY.