

Franklin County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 8/22/2022 9:16:49 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
9180	DEED		08052/32	08/15/2022	450000.00
Property-Street Address and/or Description					
MERRIGAN WAY					
Grantors					
DEERFIELD TOWN SELECT					
Grantees					
NUPRO LLC					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

Franklin County Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 9180
Document Type	: DEED
Recorded Date	: August 15, 2022
Recorded Time	: 03:17:57 PM
Recorded Book and Page	: 08052 / 32
Number of Pages(including cover sheet)	: 4
Receipt Number	: 187403
Recording Fee (including excise)	: \$155.00

 MASSACHUSETTS EXCISE TAX
 Franklin District ROD #11 001
 Date: 08/15/2022 03:17 PM
 Ctrl# 024267 12024 Doc# 00009180
 Fee: \$.00 Cons: \$450,000.00

Franklin County Registry of Deeds
Scott A. Cote, Register
Courthouse
43 Hope Street
P.O. Box 1495
Greenfield, MA 01302-1495
413-772-0239
www.Masslandrecords.com

(SPACE ABOVE RESERVED FOR REGISTRY OF DEEDS)

QUITCLAIM DEED

The Town of Deerfield, a Massachusetts municipal corporation acting by and through its Selectboard pursuant to a vote taken under Articles 6 and 7 of the December 8, 2014 Special Town Meeting, a certified copy of which is recorded herewith, having offices at 8 Conway Street, South Deerfield, Massachusetts (the "Grantor"), for consideration paid of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00), grants to **Nupro LLC**, a Massachusetts limited liability company having a principal address of 8 Sandy Lane, South Deerfield, Massachusetts (the "Grantee"), with QUITCLAIM COVENANTS:

A certain parcel of land containing 7.971 acres of land, more or less, situate in the Town of Deerfield, County of Franklin, Commonwealth of Massachusetts, shown as Parcel 2-1 on a Plan entitled "Plan of Land in Deerfield, Massachusetts Prepared for The Town of Deerfield" Scale 1" = 50" prepared by Heritage Surveys, Inc., dated August 21, 2020 and endorsed by the Deerfield Planning Board on September 10, 2020 and recorded with the Franklin County Registry of Deeds in Plan Book 148, Page 007 (the "Plan").

The Grantor hereby expressly reserves for the benefit for Grantor, and its successors and assigns, the perpetual, irrevocable right and easement over, through and beneath the "Proposed 30' Wide Sewer Easement for the Benefit of The Town of Deerfield and Merrigan Way" (the "Easement Area"), for the installation, operation, repair, renewal, replacement, reconstruction, inspection and/or maintenance of such components of the Town's sewerage disposal system as are located upon or as may be located upon the Grantor's Land; for the crossing and recrossing of the Easement Area by foot or by vehicle, or with equipment, from time to time as determined by the Grantor; and for the performance of all work that may be necessary and/or desirable in connection with the continued use of the Easement, all of the foregoing to be exercised in Grantor's sole discretion and at Grantor's reasonable convenience.

No permanent structure that may unreasonably interfere with the Grantor's rights reserved herein shall be erected over, under or upon the Easement Area at any time, nor

Parcel 2-1 Merrigan Way, Deerfield

shall any shrubbery or trees be planted in the Easement Area, without the express, written permission of the Town of Deerfield. Shrubby, trees or other improvements existing as of the date hereof may be maintained, but shall not be replaced if contrary to the terms hereof, and shall be subject to Grantor's exercise of their rights hereunder without responsibility for replacement of the same if destroyed.

The Grantor hereby grants to Grantee a non-exclusive easement for, drainage and the installation of water, sewer, and utility lines (including gas, electric, telephone and cable, etc.) from Sugarloaf Street over and/or under the said Merrigan Way.

The premises are conveyed subject to and with the benefit of those matters stated in the deed from New England Natural Bakers, Inc. to the Grantor recorded with the Franklin County Registry of Deeds in Book 7438, Page 91.

Meaning and intending to convey a portion of the premises conveyed to the Grantor by deed recorded with the Franklin County Registry of Deeds in Book 7438, Page 91.

The provisions of G.L. c. 44, § 63A, have been complied with as a condition of the aforesaid sale.

No deed stamps are due on this conveyance pursuant to G.L. c. 64D § 1.

The Selectboard voted unanimously to endorse the within instrument at its meeting of August 10, 2022.

WITNESS the execution hereof, under seal, this 12th day of August 2022.

TOWN OF DEERFIELD

By: Trevor McDaniel
Trevor McDaniel, Chair
Selectboard, duly authorized

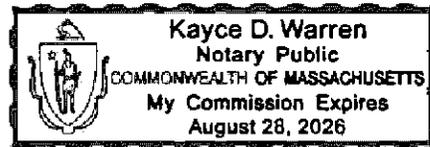
COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, ss.

August 12, 2022

Before me, the undersigned notary public, personally appeared Trevor McDaniel, Chair of the Selectboard proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that (s)he signed and sealed it voluntarily and for its stated purpose, on behalf of the Town of Deerfield.

Kayce D. Warren
Notary Public
My Commission Expires:



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DEERFIELD TOWN SELECT					
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NUPRO LLC					
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Franklin County Registry of Deeds

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MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 08/15/2022 03:17 PM
Ctrl# 024268 13709 Doc# 00009181
Fee: \$.00 Cons: \$62,500.00

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QUITCLAIM DEED

The Town of Deerfield, a Massachusetts municipal corporation acting by and through its Selectboard pursuant to a vote taken under Articles 6 and 7 of the December 8, 2014 Special Town Meeting, a certified copy of which is recorded herewith, having offices at 8 Conway Street, South Deerfield, Massachusetts (the "Grantor"), for consideration paid of Sixty-Two Thousand Five Hundred and 00/100 Dollars (\$62,500.00), grants to **Nupro LLC**, a Massachusetts limited liability company having a principal address of 8 Sandy Lane, South Deerfield, Massachusetts (the "Grantee"), with QUITCLAIM COVENANTS:

A certain parcel of land containing 0.924 acres of land, more or less, situate in the Town of Deerfield, County of Franklin, Commonwealth of Massachusetts, shown as Parcel 2-2 NOT A BUILDING LOT on a Plan entitled "Plan of Land in Deerfield, Massachusetts Prepared for The Town of Deerfield" Scale 1" = 50" prepared by Heritage Surveys, Inc., dated August 21, 2020 and endorsed by the Deerfield Planning Board on September 10, 2020 and recorded with the Franklin County Registry of Deeds in Plan Book 148, Page 007.

The premises are conveyed subject to and with the benefit of those matters stated in the deed from New England Natural Bakers, Inc. to the Grantor recorded with the Franklin County Registry of Deeds in Book 7438, Page 91.

Meaning and intending to convey a portion of the premises conveyed to the Grantor by deed recorded with the Franklin County Registry of Deeds in Book 7438, Page 91.

The provisions of G.L. c. 44, § 63A, have been complied with as a condition of the aforesaid sale.

No deed stamps are due on this conveyance pursuant to G.L. c. 64D § 1.

The Board of Selectmen voted unanimously to endorse the within instrument at its meeting of August 10, 2022.

Parcel 2-2 Merrigan Way, Deerfield

WITNESS the execution hereof, under seal, this 12th day of August 2022.

TOWN OF DEERFIELD

By: Trevor McDaniel
Trevor McDaniel, Chair
Selectboard, duly authorized

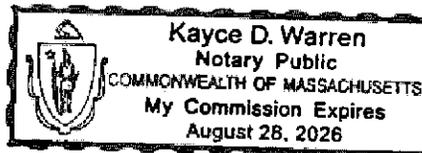
COMMONWEALTH OF MASSACHUSETTS

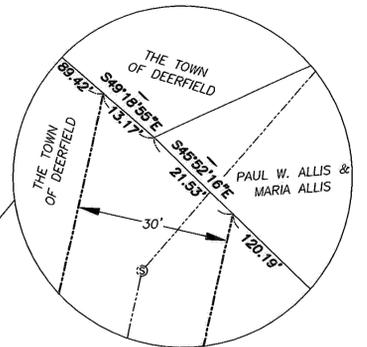
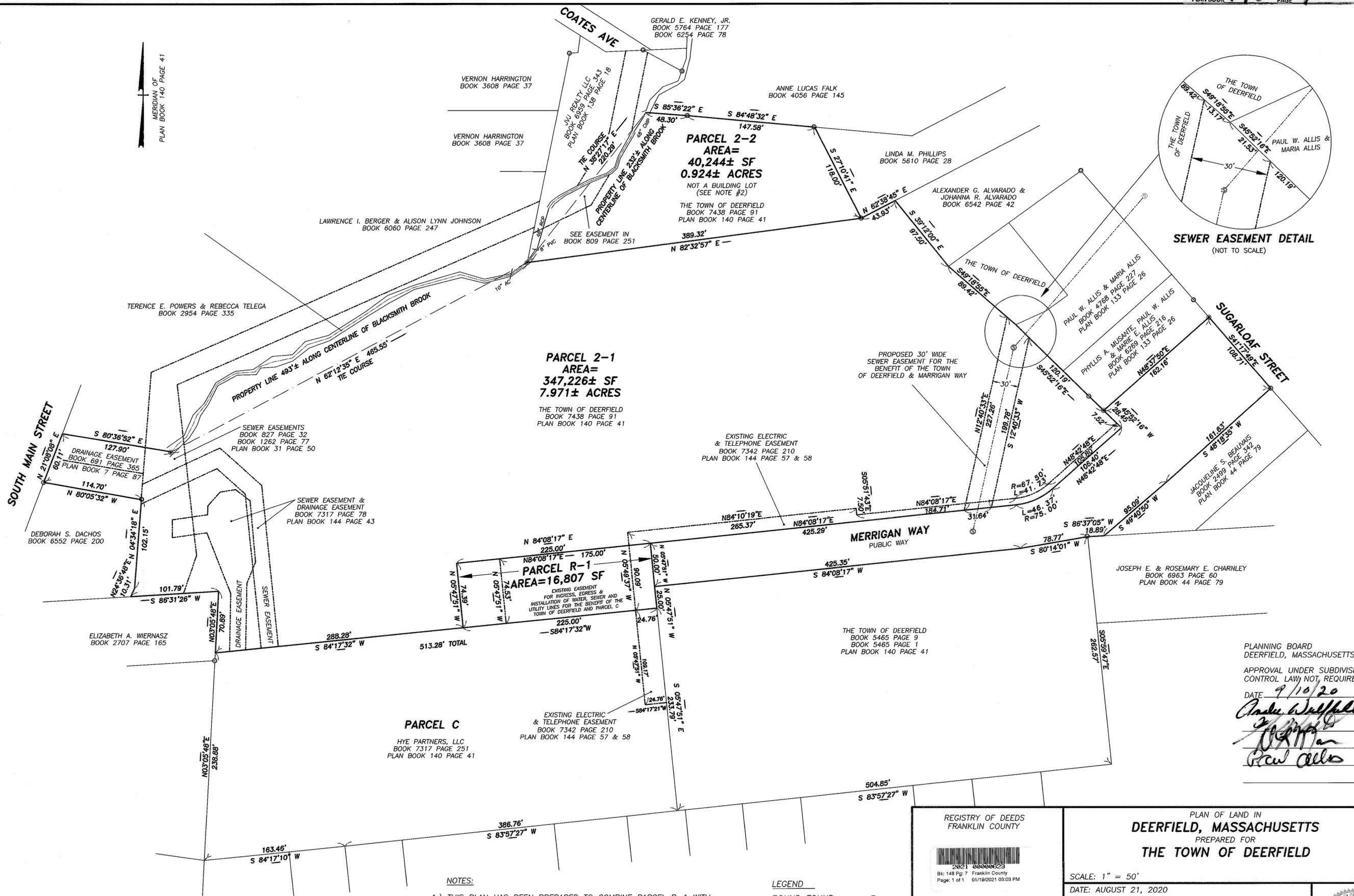
FRANKLIN, ss.

August 12, 2022

Before me, the undersigned notary public, personally appeared Trevor McDaniel, Chair of the Selectboard proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that (s)he signed and sealed it voluntarily and for its stated purpose, on behalf of the Town of Deerfield.

Kayce D. Warren
Notary Public
My Commission Expires:





PLANNING BOARD
 DEERFIELD, MASSACHUSETTS
 APPROVAL UNDER SUBDIVISION CONTROL LAW, NOT REQUIRED
 DATE 9/10/20
Andrew Wallfisch
[Signature]
[Signature]

THIS PLAN WERE PREPARED IN ACCORDANCE WITH THE RULES REGULATIONS OF THE REGISTERS OF DEEDS, AND THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

8/21/20 *Bruce A. Combs*
 DATE REGISTERED LAND SURVEYOR

- NOTES:**
- 1.) THIS PLAN HAS BEEN PREPARED TO COMBINE PARCEL R-1 WITH MERRIGAN WAY WHICH IS A PUBLIC RIGHT OF WAY AND TO CREATE A SEWER EASEMENT WITHIN PARCEL 2-1.
 - 2.) PARCEL 2-2 IS NOT A BUILDING LOT. THIS PARCEL WILL BE CONVEYED BY THE TOWN OF DEERFIELD FOLLOWING A PROCUREMENT PROCESS.

- LEGEND**
- BOUND FOUND □
 - IRON PIPE FOUND ○
 - IRON ROD FOUND ●
 - SANITARY MANHOLE ⊙

REGISTRY OF DEEDS
 FRANKLIN COUNTY

2021 0000000223
 Bk: 148 Pg: 7 Franklin County
 Page: 1 of 1 01/19/2021 03:03 PM

PLAN OF LAND IN
DEERFIELD, MASSACHUSETTS
 PREPARED FOR
THE TOWN OF DEERFIELD

SCALE: 1" = 50'
 DATE: AUGUST 21, 2020

HERITAGE SURVEYS, INC.
 PROFESSIONAL SURVEYORS AND ENGINEERS
 241 COLLEGE HIGHWAY & CLARK STREET
 POST OFFICE BOX 1
 SOUTHAMPTON, MASSACHUSETTS 01073-0001
 (413) 527-3600

JOB # 8021-200129 DWG # 8021DE01 MAP # 8021-200821