

Selected by Public Inquiry

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Book: 8814-296 Recorded: 05-11-2017 @ 3:18:52p Inst #: 7714 Chg:Y Vfy:Y

Grp: 1 Type: DEED

Doc\$: 250,000.00

Town: LEOMINSTER

Addr: PLEASANT ST

Gtor: COSIMI

BARY J (TR)

Gtor: PLEASANT STREET REALTY TRUST (BY TR)

Gtee: NEXAMP FREE HOLDINGS LLC

Return addr: SIMPLIFILE EFILE

Recording Fee: 100.00 State excise: 1,140.00 Surcharge: 25.00

QUITCLAIM DEED

BARY J. COSIMI, TRUSTEE OF THE PLEASANT STREET REALTY TRUST, under Declaration of Trust dated February 4, 2015, as evidenced by a Trust Certificate dated February 4, 2015 and recorded in the Worcester Northern District Registry of Deeds in Book 8268, Page 252 with a place of business at 651 Lancaster Street, Leominster, Massachusetts 01453 (hereinafter referred to as "Grantor") in consideration of TWO HUNDRED FIFTY THOUSAND and 00/100 (\$250,000.00) DOLLARS paid grants to:

NEXAMP FREE HOLDINGS, LLC, a Delaware limited liability company with an address of 4 Liberty Square, Third Floor, Boston, Massachusetts 02109

With quitclaim covenants

That certain parcel of land on the easterly side of Pleasant Street, Leominster, Worcester County, Massachusetts, being shown as "Lot #1, 643,027 S.F. $\pm$, 14.76 Ac. $\pm$ " on a plan entitled "Plan of Land in Leominster, MA, Prepared for Nexamp, January 31, 2017," prepared by Whitman & Bingham Associates, recorded with the Worcester Northern District Registry of Deeds in Plan Book 509, Page 17 (the "ANR Plan").

Lot #1 containing 14.76 acres, more or less, according to the ANR Plan.

Said premises are conveyed subject to rights and easements granted to the Connecticut River Power Company, recorded with the Worcester Northern District Registry of Deeds on January 13, 1909 in Book 235, Page 570.

Said premises are also conveyed subject to rights and easements granted to the New England Power Cons. Co. recorded with said Registry on October 6, 1926 in Book 438, Page 392 for poles and wires over strip of land 350 feet wide.

Reserving to Grantor, his successors or assigns, the perpetual and non-exclusive right and easement over and across a strip of land ten (10) feet in width along the entire easterly boundary of the premises a distance of approximately 1,011 feet as shown on the ANR plan for all purposes for which trails are commonly used by members of the public to access and enter upon the premises and parcels adjacent thereto for passive outdoor recreational purposes including hiking, wildlife observation, cross-country skiing, horseback riding and other non-motorized activities.

Property Address: Pleasant Street, Leominster, MA. 01453

Said premises are also conveyed subject to a Proposed Clearing Easement and Temporary Wetland Replication Easement as shown on the ANR Plan and as recorded in two (2) easement documents recorded herewith.

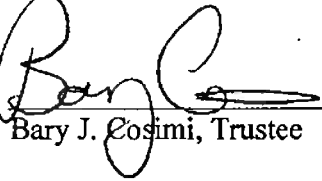
The Trustee states that the above property is not the personal residence of any beneficiary under the Trust and that no other individual would be entitled to claim an estate of homestead in the property.

Being a portion of the premises conveyed to Grantor by deed dated February 4, 2015 and recorded in the Worcester Northern District Registry of Deeds in Book 8268, Page 258.

EXECUTED as a sealed instrument this 10th day of May, 2017.

THE PLEASANT STREET REALTY TRUST

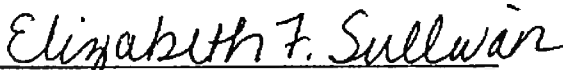
By:


Bary J. Cosimi, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 10th day of May, 2017, before me, the undersigned notary public, personally appeared Bary J. Cosimi, as Trustee of THE PLEASANT STREET REALTY TRUST as aforesaid (name of document signer), proved to me through satisfactory evidence of identification, which was my personal knowledge of his identity, 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.


Notary Public

