

QUITCLAIM DEED

The **Town of Winchendon**, a Massachusetts municipal corporation, acting by and through its Board of Selectmen, pursuant to the vote under Article 15 of the November 8, 2021 Special Town Meeting, a certified copy of which is attached hereto, having an address of Winchendon Town Hall, 109 Front Street, Winchendon, MA 01475, for consideration of One Dollar (\$1.00) paid, the receipt and adequacy of which are hereby acknowledged, hereby grants, with Quitclaim Covenants, to the **Winchendon Redevelopment Authority** (the “Grantee”), having an address of Winchendon Town Hall, 109 Front Street, Winchendon, MA 01475, two (2) parcels of land in Winchendon, Worcester County, Commonwealth of Massachusetts, with the improvements located thereon, described in Exhibit A attached hereto and incorporated herein.

The Grantee’s Acceptance of Deed, and a certified copy of the aforementioned Town Meeting vote authorizing said conveyance, are attached hereto and incorporated herein.

[Signature Page Follows]

WITNESS the execution hereof under seal as of the ____ day of _____,
2022.

TOWN OF WINCHENDON,
By Its Board of Selectmen

Audrey LaBrie, Chair

Richard Ward, Vice Chair

Daniel LaPointe, Member

Barbara Anderson, Member

Amy Salter, Member

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this ____ day of _____, 2022, before me, the undersigned Notary Public, personally appeared _____, member of the Winchendon Board of Selectmen, who proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Winchendon.

Notary Public
My Commission Expires:

ACCEPTANCE OF DEED

On this ____ day of _____, 2022, the Winchendon Redevelopment Authority hereby accepts the foregoing deed for property at 1-3 Beech Street and 11 Beech Street, Winchendon, Massachusetts.

TOWN OF WINCHENDON
REDEVELOPMENT AUTHORITY,
By Its Chair

Kenneth LaBrack, Chairman

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this ____ day of _____, 2022, before me, the undersigned Notary Public, personally appeared _____, member of the Winchendon Redevelopment Authority, as aforesaid, who proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Winchendon Redevelopment Authority.

Notary Public
My Commission Expires:

Exhibit A

Parcel 1

A certain parcel of land, with the buildings thereon, shown as “#1-3 Beech St.,” containing 10,593 square feet, more or less, located in Winchendon, Worcester County, Massachusetts, situated on Beech Street, and shown on a plan entitled “Compiled Plan of Land of Toy Town Auto Body, Inc.,” dated November 12, 1975, recorded with the Worcester South Registry of Deeds in Plan Book 441, Plan 109.

Excepting and reserving the right that Fred J. Upton, his heirs and assigns have to drain his premises through the above-described premises near the southerly line.

Being those premises described in a deed dated April 14, 2022, recorded with the Worcester South Registry of Deeds in Book 67826, Page 323.

Parcel 2

A certain parcel of land, with the buildings thereon, shown as “#11 Beech St.,” containing 4,913 square feet, more or less, located in Winchendon, Worcester County, Massachusetts, situated on Beech Street, and shown on a plan entitled “Compiled Plan of Land of Toy Town Auto Body, Inc.,” dated November 12, 1975, recorded with the Worcester South Registry of Deeds in Plan Book 441, Plan 109.

Subject to flowage rights reserved in Book 668, Page 184.

Excepting and reserving the right of way for persons and vehicles over the six-foot strip on the northerly side of the granted premises, the said right of way running from Beech Street to the pond and adjoining land now or formerly of Leo Martin et ux, but also granting a similar and reciprocal right of way over a six-foot strip on the said adjoining land now or formerly of Leo Martin et ux.

Being those premises described in a deed dated April 14, 2022, recorded with the Worcester South Registry of Deeds in Book 67826, Page 329.