



2017 00031321

Bk: 12310 Pg: 189 Pg: 1 of 3 BS
Doc: DEED 12/19/2017 03:19 PM

MASSACHUSETTS EXCISE TAX
Bristol ROD South 001
Date: 12/19/2017 03:19 PM
Ctrl# 023968 29729 Doc# 00031321
Fee: \$3,192.00 Cons: \$700,000.00

CORNISH PARTNERS, LLC, a Massachusetts limited liability company and having its usual place of business at 700 Pleasant Street, New Bedford, Bristol County, Massachusetts, for consideration paid, and in full consideration of Seven Hundred Thousand (\$700,000) Dollars grants to **BETA REALTY, LLC**, a Massachusetts limited liability company with a mailing address of 280 Ayer Road, Harvard, MA 01451, with **QUITCLAIM COVENANTS**

the land in New Bedford, Bristol County, Massachusetts, together with the buildings thereon, bounded and described as follows:

PARCEL ONE:

BEGINNING at a cement bound in the northerly line of the Braley Road Extension and being at the southeasterly corner of land now or formerly of Lloyd Investment Associates, Inc.; thence

North 6° 14' 41" West by last-named land, six hundred (600) feet to land now or formerly of Acushnet Saw Mills Company; thence

North 83° 45' 19" East one hundred thirty-six and 63/100 (136.63) feet to a cement bound in the southwesterly line of Phillips Road as laid out in 1956; thence

Southeasterly by said Road in a radius of three thousand nine hundred sixty (3,960) feet, six hundred seventy-one and 35/100 (671.35) feet to a stone bound at the intersection of said southwesterly line of Phillips Road with the northwesterly line of Braley Road Extension; thence

209 Theodore Rice Blvd.
New Bedford, MA

Property Address:

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South 47° 01' 10" West, fifty-four and 79/100 (54.79) feet to a stone bound;
and thence continuing in said line of Braley Road
Extension

South 83° 45' 19" West four hundred fifty and 35/100 (450.35) feet to a
cement bound and the point of beginning.

CONTAINING four and 6/10 (4.6) acres more or less.

PARCEL TWO:

Beginning at a concrete bound in the southwesterly sideline of Phillips Road;
thence

South 83° 45' 19" West by other land of the Grantor one hundred thirty-six
and 63/100 (136.63) feet; thence

North 6° 14' 41" West by Parcel A-1 on plan hereinafter mentioned, one
hundred forty-two and 21/100 (142.21) feet; thence

South 86° 20' 25" East by land now or formerly of Cambridge Industries,
Inc. twenty-eight and 55/100 (28.55) feet; thence

Southeasterly by the southwesterly sideline of Phillips Road one hundred
seventy-five and 02/100 (175.02) feet to the point of beginning.

Containing .26 acres more or less.

Parcels One and Two are shown as Parcel "C" and Parcel "C-1", respectively,
on a plan entitled "Plan of Land in New Bedford, Mass. For The Greater New
Bedford Industrial Foundation, Scale 1" = 100', March 21, 1974, Tibbetts
Engineering Corp., New Bedford, Mass.," recorded in the Bristol County
(S.D.) Registry of Deeds in Plan Book 93, Page 43.

Being the same premises conveyed to this Grantor by foreclosure deed dated
June 15, 2005 and recorded in the Bristol County (S.D.) Registry of Deeds in
Book 7612, Page 348.

Said premises are conveyed subject to real estate taxes for the current fiscal
year, which the Grantee(s), by the acceptance of this deed, hereby assume(s)
and agree(s) to pay.

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IN WITNESS WHEREOF, the said CORNISH PARTNERS, LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Paul C. Downey, its Manager hereunto duly authorized, this 19th day of December 2017.

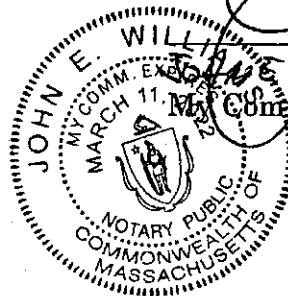
CORNISH PARTNERS, LLC

By: Paul C. Downey, Manager
Paul C. Downey, Manager

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 19th day of December, 2017 before me, the undersigned notary public, personally appeared PAUL C. DOWNEY, whose identity was proved to me through ☒ personal knowledge [] oath or affirmation of _____ who personally knows the signatory [] viewing of the signatory's valid driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that the signatory signed it voluntarily for its stated purpose.



John E. Williams Notary Public
My Commission Expires: 3/11/22