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QUITCLAIM DEED

REGISTERED & UNREGISTERED LAND

KNOW ALL MEN BY THESE PRESENTS that We, ALJIND SANTOS and MARIA L. SANTOS, both of Dartmouth, Bristol County, Massachusetts, being all of the Trustees of the 965 CHURCH STREET REALTY TRUST under Declaration of Trust dated November 10, 2003, recorded in the Bristol County (S.D.) Registry of Deeds in Book 8645, Page 22, for consideration paid, and in full consideration of One and 00/100 (\$1.00) Dollar grant to CHAPPEE CHURCH PROPERTIES, LLC, a Massachusetts limited liability company having a mailing address of 965 Church Street, New Bedford, MA 02743, with QUITCLAIM COVENANTS

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

REGISTERED LAND

Five (5) parcels of registered land and any buildings thereon in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

PARCEL ONE:

Northerly by the southerly line of Chaffee Street, two hundred nineteen (219) feet;
Easterly by land now or formerly of Gilbert Fortado, eighty-five (85) feet;
Southerly by Lots 7, 8, 9, 10 & 11 on the plan of land hereinafter mentioned, one hundred ninety-nine and 64/100 (199.64) feet; and
Westerly by land now or formerly of Arushnet Saw Mills Co., eighty-seven and 18/100 (87.18) feet.

Said land is shown as Lots 1, 2, 3, 4 & 5 on the plan mentioned below.

PARCEL TWO:

Southerly by the northerly line of Dutton Street, one hundred twenty (120) feet;
Westerly by Lot 6 on the plan of land hereinafter mentioned, eighty-five (85) feet;
Northerly by Lots 4 & 5 on said plan and by land now or formerly of Gilbert Fortado, one hundred twenty (120) feet; and
Easterly by land now or formerly of Kenneth B. Browne, eighty-five (85) feet.

Said land is shown as Lots 6, 7 & 8 on the plan mentioned below.

965 Church Street
New Bedford, Massachusetts

Property Address

Aljind & Maria L. Santos, PL
709 Pleasant Street, Second Floor
P.O. Box 8976
New Bedford, MA 02743

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PARCEL THREE:

Southerly by the northerly line of Dutton Street, one hundred and 27/100 (100.27) feet;

Westerly by land now or formerly of Acushnet Saw Mills Co., eighty-seven and 18/100 (87.18) feet;

Northerly by Lots 1, 2 & 3 on the plan of land hereinafter mentioned, one hundred nineteen and 64/100 (119.64) feet; and

Easterly by Lot 8 on said plan, eighty-five (85) feet.

Said land is shown as Lots 9, 10 & 11 on the plan mentioned below.

All of said boundaries are determined by the Court to be located as shown on plan 27797A, drawn by Jack Turner, Surveyor, dated August 12, 1957, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in the Bristol County (S.D.) Registry of Deeds in Land Registration Book 36, Page 13, with Certificate of Title No. 7012.

PARCEL FOUR:

Northerly by the southerly line of Uxaffee Street, two hundred six and 15/100 (206.38) feet;

Easterly by the westerly line of Church Street, eighty-five and 61/100 (85.61) feet;

Southerly by lands now or formerly, of Antonio Carlos, et al, and of Antonio Caldean, two hundred seven and 81/100 (207.81) feet; and

Westerly by said land now or formerly of Antonio Caldean, eighty-five (85) feet.

All of said boundaries are determined by the Court to be located as shown on plan 40470A, drawn by Gerald M. Fitzgerald, Surveyor, dated February 10, 1960, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in the Bristol County (S.D.) Registry of Deeds in Land Registration Book 74, Page 133, with Certificate of Title No. 13716.

For Title to PARCELS ONE through FOUR, see Transfer Certificate of Title No. 20318.

PARCEL FIVE:

Northerly by the southerly line of Dutton Street, two hundred eighty-eight and 88/100 (288.88) feet;

Easterly by Lots 20 and 19 on the plan hereinafter mentioned, eighty-four and 80/100 (84.80) feet.

Southerly by land now or formerly of Ulysse Lacourse, et al, two hundred twenty-two and 62/100 (222.62) feet; and

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All of said boundaries are determined by the Court to be located as shown on plan 27797A, drawn by Jack Turner, Surveyor, dated August 12, 1957, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in the Bristol County (S.D.) Registry of Deeds in Land Registration Book 36, Page 13, with Certificate of Title No. 7012, and shown thereon as Lots 12, 13, 14, 15, 16, 17 and 18.

For Title to PARCEL FIVE, see Transfer Certificate of Title No. 23119

UNREGISTERED LAND

Two (2) parcels of land in New Bedford, Bristol County, Massachusetts, with any buildings thereon bounded and described as follows:

PARCEL ONE:

The fee interest in and to Dutton Street as it abuts Lots 12 through 18 and 20 inclusive as shown on Land Court Plan 27797A, drawn by Jack Turner, Surveyor, dated August 12, 1957, as modified and approved by the Court, filed in the Land Registration Office in Boston, a copy of a portion of which is filed in the Bristol County (S.D.) Registry of Deeds in Land Registration Book 36, Page 13, with Certificate of Title No. 7012.

For Title to PARCEL ONE, see deed from Albino Santos and Maria L. Santos, Trustees of the Kely-Santos Family Living Trust under Declaration of Trust dated February 28, 2012, as set forth in a Certificate of Trust registered as Document No. 110189 in said Registry of Deeds, said deed being dated June 10, 2012 and recorded in said Registry of Deeds in Book 10803, Page 208.

PARCEL TWO:

Beginning at the southwesterly corner of the land to be conveyed at a point in the northerly line of Dutton Street, said point being one hundred sixty-nine and 45/100 (169.45) feet distant therein westerly from its intersection with the westerly line of Church Street; thence running

- Northerly eighty-five and no/100 (85.00) feet to a point for a corner, thence running
- Easterly one hundred sixty-seven and 91/100 (167.91) feet to the westerly line of Church Street; thence running
- Southerly in line of said Church Street, eighty-five and 12/100 (85.12) feet to the northerly line of Dutton Street; and thence running
- Westerly in line of last-named Street, one hundred sixty-nine and 45/100 (169.45) feet to the point of beginning.

Containing 52.76 square rods, more or less, and being shown as Lots 104, 106, 108 and 107 on a Plan of Land entitled "Oakland Farms", New Bedford, Mass., property of Joseph A. Larimer and Fred J. Bentley, dated June 19, 1914, drawn by Abram Clifford and filed in the Bristol County (S.D.) Registry of Deeds in Plan Book 14, Page 31.

For title to PARCEL TWO, see deed from ALBINO SANTOS and MARIA L. SANTOS, dated February 2, 2004 and recorded in said Registry of Deeds in Book 6770, Page 1.

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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 assumes and agrees to pay.

TITLE NOT EXAMINED.

WITNESS our hands and seals this 6th day of February, 2014.

Albino Santos
ALBINO SANTOS, Trustee

Maria L. Santos
MARIA L. SANTOS, Trustee

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 6th day of February, 2014, before me, the undersigned notary public, personally appeared ALBINO SANTOS and MARIA L. SANTOS, whose identities were proved to me through ☒ personal knowledge ☐ oath or affirmation of _____ who personally knows the signatories ☐ viewing of the signatories' valid driver's licenses to be the persons whose names are signed on the preceding or attached documents; and acknowledged to me that the signatories signed it voluntarily for its stated purpose.

Richard E. Spake, Jr.
Richard E. Spake, Jr. Notary Public
My Commission Expires: 4/2/2015

CERTIFICATE OF NOMINEE TRUSTEE

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We, Albino Santos and Maria L. Santos, Trustees of 365 Church Street Realty Trust under Declaration of Trust dated November 10, 2003, recorded in the Bristol County (S.D.) Registry of Deeds in Book 6648, Page 32, hereby certify that:

- 1) Said Trust is in full force and effect;
- 2) All the beneficiaries are of full age;
- 3) All beneficiaries are competent;
- 4) Pursuant to the Trust, when specifically authorized and directed by the Beneficiaries of the Trust, the Trustees have full right, power and authority to deal with any property owned or held by the Trust with the same force and effect as though such property were individually owned; and
- 5) All the beneficiaries of said Trust have consented to the transfer of the property to the Chaffee Church Properties, LLC.

Signed under the penalties of perjury this 6th day of February, 2014.


Albino Santos
Albino Santos, Trustee

Maria L. Santos
Maria L. Santos, Trustee

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The Commonwealth of Massachusetts
Bristol, ss. New Bedford

On this 6th day of February, 2014, before me, the undersigned notary public, personally appeared Albino Santos, Trustee, and Maria L. Santos, Trustee, proved to me through satisfactory evidence of identification, which was their MA Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public-Richard E. Burke
My Commission Expires: 4/2/2015