

244149

QUITCLAIM DEED

Milford Whitinsville Regional Hospital, Inc., a corporation duly established under the laws of the Commonwealth of Massachusetts having a usual place of business at 14 Prospect Street, Milford, Massachusetts 01757

For consideration of FIVE HUNDRED NINETY THOUSAND AND NO/100 (\$590,000.00) DOLLARS PAID

Grants to One Emerson Street, Inc., a corporation duly organized under the laws of the Commonwealth of Massachusetts, having a usual place of business at 46 Miscoe Road, Mendon, Massachusetts 01756

with quitclaim covenants

A certain tract of parcel of land together with the buildings thereon situated on the southerly side of Hastings Street in the Town of Mendon, being shown as Lot 18 on a plan of land entitled "Plan of Land in MENDON, MASS. Property of: Jesse F. White, Inc. Scale: 40 feet to an inch Date: March 5, 1982, Guerriere & Halnon, Inc. Engineering and Land Surveying 326 West Street, Milford, Mass." Said plan duly filed with Registry of Deeds in Plan Book 495, Plan 84, to which plan reference may be made for a more particular description of said Lot 18.

Containing 60,103 square feet, more or less, according to said plan.

Hastings Street was also known as Uxbridge Road.

This conveyance is made subject to and with the benefit of all the rights of way, easements, reservations, restrictions and conditions as set forth in a deed of Jesse F. White, Inc. to Grantor dated April 9, 1982 and recorded in Book 7450, Page 189 and any rights of way, easements, reservations, restrictions and conditions of record.

The obligations imposed by the aforesaid grant of easements for septic system, well water system and right of way and reservation of easements for electrical conduit and right of way are imposed only upon the said Lot 18 conveyed hereunder and upon Lots 16 and 17 as shown on plan of land recorded in Plan Book 487, Plan 67, as modified by plan recorded in Plan Book 495, Plan 84.

Subject to water rights recited in Book 1895, Page 403; subject to rights of American Tel. & Tel. Co. and New England Tel. & Tel. Co. re wires, etc. as recited in Book 4934, page 97; and any easements and rights of way insofar as in force and applicable recorded in Book 4934, Page 97.

**LAURA A. MANN
ATTORNEY AT LAW
221 EAST MAIN ST., SUITE 205
MILFORD, MA 01757**

Property at one Emerson Street, Mendon, MA 01756

02 DEC -3 PM 1:16

This conveyance does not constitute all or substantially all of the assets of Grantor Corporation located in the Commonwealth of Massachusetts, and is made in the ordinary course of business.

Being all the same premises conveyed to Milford Area Visiting Nurse Association by deed recorded in Book 7450, Page 189. For title, see Articles of Merger recorded in Book 19353, Page 248.

Executed as a sealed instrument this 27th day of November, 2002.

Milford Whitinsville Regional Hospital, Inc.

Milford Whitinsville Regional Hospital, Inc.

BY: Edward J. Kelly
NAME: Edward J. Kelly
TITLE: Assistant Treasurer

BY: Francis M. Saba
NAME: Francis M. Saba,
TITLE: President

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 27, 2002

Then personally appeared the above named Francis M. Saba, President and Edward J. Kelly, Assistant Treasurer aforesaid and acknowledged the foregoing to be the free act and deed of Milford Whitinsville Regional Hospital, Inc. before me

[Signature]
John V. Fernandes
Notary Public
My Commission Expires: 01/10/08

WORCESTER DEEDS REG 20
WORCESTER
12/03/02 11:58 AM
000000 #02# 01
FEE \$2690.40
CASH \$2590.40

ATTEST: WORC. Anthony J. Vigliotti, Register