

# Original Certificate of Title.

No. 154753

Book 774 Page 153

Entered pursuant to a decree of the Land Court, dated at Boston, in the County of Suffolk and Commonwealth of Massachusetts, the fifth day of May in the year nineteen hundred and ninety-nine, and numbered 42811, on the files of said Court.

## Copy of Decree.

COMMONWEALTH OF MASSACHUSETTS,  
Complaint  
In the matter of the Petition of

LAND COURT.

Buckley & Main, Inc.

numbered 42811 after consideration, the Court doth adjudge and decree that said

Buckley & Mann, Inc., a Massachusetts corporation, having an usual place of business in Norfolk, in the County of Norfolk, and Commonwealth of Massachusetts,

in the County of \_\_\_\_\_ and Commonwealth of Massachusetts married to \_\_\_\_\_

is the owner in fee simple

of that certain parcel of land situate in NORFOLK

in the County of Norfolk and Commonwealth of Massachusetts, bounded and described as follows:

Southeasterly sixteen hundred eighty-five and 47/100 (1685.47) feet, and Southwesterly sixty-five and 48/100 (65.48) feet by Lawrence Street; Northwesterly by Old Lawrence Street, two hundred eleven and 43/100 (211.43) feet;

Southerly by land now or formerly of Thomas E. Buckley et al being in part by the end of Old Lawrence Street, two hundred fifteen and 60/100 (215.60) feet;

Easterly by land now or formerly of Thomas E. Buckley et al, seventy-four (74.00) feet;

Southwesterly one hundred seven and 67/100 (107.67) feet, and Easterly three hundred thirty-seven and 85/100 (337.85) feet by land now or formerly of Paul Revell et al;

Southerly by land now or formerly of R. Gregory Lewallen et al, fifty-nine and 58/100 (59.58) feet;

Southeasterly by said land now or formerly of R. Gregory Lewallen et al and by land now or formerly of Horace Roy et al, four hundred fifty-five and 97/100 (455.97) feet;

Northeasterly by said land now or formerly of Horace Roy et al, two hundred twenty-two and 75/100 (222.75) feet;

Southerly by Lawrence Street, three hundred thirty and 76/100 (330.76) feet;

Southerly again ninety (90.00) feet, and Southwesterly three hundred eighty-eight (388.00) feet, by land now or formerly of Barbara L. Pidgeon et al;

Westerly fourteen hundred seventy-five and 10/100 (1475.10) feet, and Southwesterly three hundred ninety and 40/100 (390.40) feet by land now or formerly of S.M. Lorusso & Sons, Inc.;

Northerly by said land now or formerly of S.M. Lorusso & Sons, Inc., being in part by a line in Mill River, about five hundred twenty-eight (528) feet;

Southwesterly, Westerly and Northwesterly by the middle line of Mill River;

Northwesterly by land now or formerly of James Foley et al being in part by a line in Mill River, about two hundred forty-two (242) feet;

Sub-div. pt. land 42811 B to come  
Sub-div. pt. land 42811 C to come

Address of Owner(s): Lawrence Street, Norfolk, MA 02056

2

Northerly by land now or formerly of James Foley et al, eleven hundred  
fourteen and 75/100 (1114.75) feet;  
Northeasterly by land now or formerly of Robert T. Harrison et al, four  
hundred seventy-two and 46/100 (472.46) feet;  
Northerly by said land now or formerly of Robert T. Harrison et al. and by  
land now or formerly of Wayne G. Bredvik et al, two hundred twenty-six  
and 77/100 (226.77) feet; and  
Northeasterly by lands of sundry adjoining owners, twenty-two hundred fifty-three  
and 63/100 (2253.63) feet.

All of said boundaries, except the water line, are determined by the Court to  
be located as shown on a plan drawn by Stavinski Engineering Associates, Inc.,  
Surveyors, dated August 11, 1988, as modified and approved by the Court, filed in the  
Land Registration Office, a copy of a portion of which will be filed with the  
original certificate of title issued on this judgement.

CAF: 1097804

The land hereby registered is subject to the terms set forth in the two  
Orders of Conditions, one issued by Commonwealth of Massachusetts, (Department of  
Environmental Management), dated August 4, 1977, duly recorded in Book 5447, Page 614,  
and one issued by Norfolk Conservation Commission, dated August 14, 1995, duly  
recorded in Book 11012, Page 349.

A portion of the land hereby registered as is included within the area  
marked "Slope Easement," approximately shown on said plan, is subject to the  
easement set forth in a taking by County Commissioners of Norfolk County, dated  
November 26, 1940, duly recorded in Book 2314, Page 73.

The land hereby registered is subject to such rights as may exist at the  
date of this judgement in the Massachusetts Electric Company Easement Overhead  
Power Lines, approximately shown on said plan.

The land hereby registered is subject to the easement set forth in a grant  
made by James H. Fowler to Union Electric Light Co. (now Massachusetts Electric  
Company), dated November 29, 1911, duly recorded in Book 1209, Page 141.

The land hereby registered is subject to flow of a natural watercourse  
running through the same and shown on said plan as Mill River.

And the Court doth adjudge and decree that said land be brought under the operation and provisions of Chapter  
185 of the General Laws, and that the title of said Buckley & Mann, Inc.

to said land be confirmed and registered; subject, however, to any of the encumbrances mentioned in Section forty-  
six of said Chapter, which may be subsisting, and subject also to as aforesaid; to a mortgage given  
Buckley & Mann, Inc. to Caryl G. Mann et al, Executors, dated May 1, 1985, duly  
recorded in Book 6932, Page 623, filed and registered herewith.

PETER W. KILBORN,

Witness: JOHN E. FENTON, JR., Chief Justice of the Land Court, at Boston, in said County of Suffolk,

the fifth day of May in the year nineteen hundred and ninety-nine  
at ten o'clock and 00 minutes in the forenoon.

Attest, with the Seal of said Court, CHARLES W. TROMBLY, JR., Recorder, [SEAL]

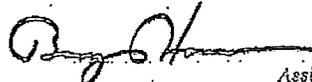
A true copy. Attest, with the Seal of said Court, CHARLES W. TROMBLY, JR., Recorder, [SEAL]

Received for Transcription at Norfolk County Registry District,

May 18, 1999,

at 9 o'clock and 51 minutes A.M.

A true copy. Attest, with the Seal of said Court,

  
Assistant Recorder.





NO. 42811 # acp

Buckley & Mann, Inc.

PLAINTIFF

Copy of Judgment of Registration

Dated May 5, 1999

Address of Owner

Lawrence Street,  
Norfolk, MA 02056

RECEIVED FOR REGISTRATION ON  
MAY 15 1999  
COMMUNITY DEVELOPMENT

MAY 8 1 44 AM

NOTED IN CERTIFICATION BOOK PAGE 153  
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568826  
0465  
Received at  
Buckley & Mann

Grantor's Address: 331 West St. Walpole, Mass.

I, CARL SWANSON,

221

of Walpole, Norfolk

County, Massachusetts,

being ~~married~~, for consideration paid, and in full consideration of Thirty Thousand Dollars (\$30,000.00) granted to S. M. LORUSSO AND SONS, INC., a Massachusetts corporation having an usual place of business in Walpole, Norfolk County, Massachusetts with quitclaim ~~interest~~

the land ~~is~~ with any buildings thereon situate, if any, off Lawrence Street mostly within the Town of Norfolk, Norfolk County, Massachusetts and partly within the Town of Franklin, Norfolk ~~County, Massachusetts~~ County, Massachusetts, which parcel is shown on a plan of land entitled "Plan of Land in Norfolk and Franklin, Mass." by Norwood Engineering Company, Inc. dated ~~February 11, 1974~~ <sup>Sept 19, 1974</sup>, to be recorded herewith. Said parcel consists of 32.226 acres of land, all as shown on said plan.

Meaning and intending to convey hereby the same premises which were conveyed to me from Milton H. Wade, et al by deed dated June 8, 1962 and recorded with Norfolk Deeds in Book 3991, Page 206.



I thus my hand and seal this 1st day of November 19 74.

*Carl Swanson*  
Carl Swanson

The Commonwealth of Massachusetts

Norfolk

ss.

Nov. 1, 1974

Then personally appeared the above named Carl Swanson

and acknowledged the foregoing instrument to be his free act and deed, before me

*Richard A. Klippin*  
Notary Public - ~~State of the State~~

My commission expires November 6 1975

Recorded Nov. 1, 1974 at 11h, 57m. A. M.

DEED

MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 09-28-2011 @ 02:12pm  
Ct1#: 1441 Doc#: 93944  
Fee: \$1,482.00 Cons: \$325,000.00

I, CAROLYN J. STROLE, of Geneseo, Henry County, Illinois, for consideration paid, and in full consideration of Three Hundred Twenty-five Thousand (\$325,000.00) Dollars paid, grant to S. M. LORUSSO & SONS, INC., a Massachusetts corporation having its principal office at 331 West Street, Walpole, Norfolk County, Massachusetts, with quitclaim covenants, three (3) certain parcels of land with the buildings and other improvements thereon, in Norfolk County, Massachusetts, two (2) being in the Town of Norfolk and the third in the Town of Franklin, bounded and described, respectively, as follows:

PARCEL ONE (67 Lawrence Street, Norfolk)

A certain parcel of land situated on the Northerly side of Lawrence Street in Norfolk, Norfolk County, Massachusetts bounded and described as follows:

Beginning at a point on the Northerly side of Lawrence Street which point is one hundred (100) feet Westerly from a stake at land now or formerly of Melbye; thence running

N. 17° 44' W., one hundred fifty (150) feet to a point for a corner; thence turning and running in a general

Westerly direction, one hundred (100) feet to a point for a corner; thence turning and running

S. 17° 44' E., one hundred fifty (150) feet to Lawrence Street; thence

S. 82° 00' E., one hundred (100) feet to the point of beginning.

For my title, see deed of Barbara L. Pidgeon, formerly known as Barbara L. Brett, dated August 24, 1990, and recorded with the Norfolk County Registry of Deeds in Book 8725, Page 156.

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

PARCEL TWO (65 Lawrence Street, Norfolk)

The land in Norfolk, Norfolk County, Massachusetts bounded and described as follows:

CERTIFY

*William P. O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

Beginning on northerly side of Lawrence Street at an iron pin in the ground and running in a northerly direction, on land of Elliot Felting Mills, to a corner of the wall; then westerly on said wall to stake in the said wall; then southerly in a straight line to an iron pin on Lawrence Street; then easterly direction on said street, 300 feet to the point of beginning, containing five (5) acres of land.

Being the same premises conveyed to Douglas J. Brett and Barbara L. Brett by Wallace R. Emmons, dated January 26, 1943, and recorded with the Norfolk County Registry of Deeds in Book 2429, Page 363.

For my title, see deed of Barbara L. Pidgeon, formerly known as Barbara L. Brett, dated August 24, 1990, and recorded with the Norfolk County Registry of Deeds in Book 8725, Page 156.

PARCEL THREE (Camden Way, Franklin)

A certain lot or parcel of land situated in Franklin, Norfolk County, Massachusetts, on the Southerly side of a leading way or cart-path leading from the Daniel C. Fisher place, formerly so called, to the Elliott Felting Mills in Norfolk, formerly so called, bounded as follows:

Beginning at the southeasterly corner thereof at said cart-path and thence running SOUTHERLY with a row of stones on land of the heirs of Benjamin Hawes, now or formerly, to an Oak tree at a corner; thence running NORTHERLY upon a curved line and with a row of stones, in part, on land formerly of Daniel C. Fisher and now or formerly of one King, to the cart-path aforesaid and a corner; thence turning and running EASTERLY on said cart-path to the place of beginning.

Containing by estimation one and one-half (1&1/2) acres more or less, and however otherwise bounded and described.

For my title, see deed of Barbara L. Pidgeon, formerly known as Barbara L. Brett, dated July 20, 2005, and recorded with the Norfolk County Registry of Deeds in Book 22672, Page 38.

The said Barbara L. Pidgeon died June 5, 2010. See death certificate recorded with said Norfolk County Registry of Deeds in Book 27790, Page 452.

Witness my hand and seal this 20<sup>th</sup> day of September, 2011.

Witness:

Thomas Nannick

Carolyn J. Strole  
CAROLYN J. STROLE

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 20<sup>th</sup> day of September, 2011, before me, the undersigned notary public, personally appeared the above-named **Carolyn J. Strole**, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license; to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it freely and voluntarily for its stated purpose.



Thomas E. Nannicelli, Notary Public  
My Commission Expires: 02/20/2015

23712

BK 10393PG011

RECORDED  
NORFOLK COUNTY REGISTRY OF DEEDS  
RECEIVED 121

ENTRY



BARRY T. HANSON, REGISTRAR

DEED

PLAINVILLE QUARRY, INC., a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 331 West Street, Walpole, Norfolk County, Massachusetts, for consideration paid, and in full consideration of One and 00/100 (\$1.00) Dollar, grants to S. M. LORUSSO & SONS, INC., a Massachusetts corporation with a principal place of business at 331 West Street, Walpole, Norfolk County, Massachusetts, with quitclaim covenants, the land with any and all buildings and improvements thereon in Franklin and Norfolk, Norfolk County, Massachusetts, bounded and described as follows:

Parcel One (Franklin)

The land in the easterly part of Franklin, Norfolk County, Massachusetts, being that portion of Lot 2 situated in said Franklin as shown on a plan entitled "Plan of Land in Franklin and Norfolk, Mass.", dated February 8, 1966, drawn by Norwood Engineering Company, Inc., duly recorded with the Norfolk County Registry of Deeds, reference to which may be had for a more particular description.

Containing 109.735 acres of land according to said plan, but excluding therefrom the land conveyed to DiPlacido Development Corp. by deed dated September 25, 1993, and recorded with the Norfolk County Registry of Deeds in Book 10122, Page 429.

The granted premises comprise a portion of Franklin Assessors Parcel No. 095-028.

Also, the land in said Franklin, Norfolk County, Massachusetts, being shown as Lot 1 on said plan entitled "Plan of Land in Franklin and Norfolk, Mass.", dated February 8, 1966, drawn by Norwood Engineering Company, Inc., duly recorded with the Norfolk County Registry of Deeds, reference to which may be had for a more particular description.

Containing 6.044 acres of land according to said plan.

Meaning and intending hereby to convey the same premises as were conveyed to the grantor by deed of Pasquale J. Nardone dated May 23, 1973, and recorded with said Norfolk Deeds in Book 4941, Page 322, except for the excluded portion as aforesaid, regardless of how the same may be otherwise measured, bounded or described.

For grantor's title, see said Norfolk Deeds, Book 4941, Page 322.

Parcel Two (Norfolk)

The land situated in the westerly part of Norfolk, Norfolk County, Massachusetts, being that portion of Lot 2 situated in said Norfolk as shown on a plan entitled "Plan of Land in Franklin and Norfolk, Mass.", dated February 8, 1966, drawn by Norwood Engineering Company, Inc., duly recorded with the Norfolk County Registry of Deeds, reference to which may be had for a more particular description.

Containing 29.623 acres of land according to said plan.

Meaning and intending hereby to convey the same premises as were conveyed to the grantor by deed of Pasquale J. Nardone dated May 23, 1973, and recorded with said Norfolk Deeds in Book 5146, Page 192, regardless of how the same may be otherwise measured, bounded or described.

For grantor's title, see said Norfolk Deeds, Book 5146, Page 192.

Further meaning and intending to convey hereby all real property of the grantor situated in Norfolk County, Commonwealth of Massachusetts, regardless of the town or towns in said County and Commonwealth in which the same may be situated.

RECEIVED RECORDED  
NORFOLK COUNTY  
94 FEB 17 PM 3 42

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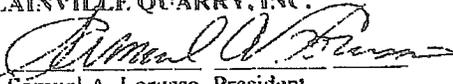
Property Address: off Acorn Place  
Franklin, Massachusetts  
and  
off Park Street  
Norfolk, Massachusetts

IN WITNESS WHEREOF, the said PLAINVILLE QUARRY, INC. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Samuel A. Lorusso, its President and Treasurer hereto duly authorized, this 16<sup>th</sup> day of December in the year one thousand nine hundred and ninety-three.

Signed and sealed in presence of

PLAINVILLE QUARRY, INC.

by

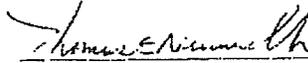
  
Samuel A. Lorusso, President  
and Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

December 16, 1993

Then personally appeared the above-named Samuel A. Lorusso, President and Treasurer, and acknowledged the foregoing instrument to be the free act and deed of PLAINVILLE QUARRY, INC., before me



Thomas E. Nannicelli, Notary Public  
My commission expires: April 1, 1994