

Locus: 279 Old Oaken Bucket Road, Scituate, MA 02066

\*\*\* Electronic Recording \*\*\*

Doc#: 00008467

Bk: 56372 Pg: 148 Page: 1 of 3

Recorded: 01/28/2022 09:01 AM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

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MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 01/28/2022 09:01 AM

Ctrl#

Fee: \$.00 Cons: \$1.00

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### QUITCLAIM DEED

Lovendale, LLC, a Massachusetts limited liability company, having a mailing address of 114 Onion Hill Road, Duxbury, Massachusetts, 02332, for consideration paid in the amount of less than One Hundred Dollars (\$100.00), does hereby grant to Salt Meadow Development at Scituate, LLC, a Massachusetts limited liability company, having a mailing address of 107 East Street, Duxbury, Massachusetts, 02332, with quitclaim covenants:

The land, with the building and improvements thereon located at 279 Old Oaken Bucket Road, Scituate, MA 02066 more particularly described as follows:

A certain parcel of land situate in the Town of Scituate, Plymouth County, Massachusetts, being shown as Lot 4A on a plan entitled, "Plan of Land in The Town of Scituate, Massachusetts, Old Oaken Bucket Road, Prepared for Allen H. Lester", dated August 10, 1976, recorded with the Plymouth County Registry of Deeds, by Loring H. Jacobs Co., as Plan.#868 of 1976 in Plan Book 19 at Page 119, and bounded and described according to said plan as follows:

- NORTHERLY by Old Oaken Bucket Road by three courses, in three distances measuring forty-four and 75/100 (44.75) feet, thirty-two and 41/100 (32.41) feet and twenty-five and 43/100 (25.43) feet;
- WESTERLY by Lot 5A in two courses measuring one hundred seventeen and 48/100 (117.48) feet and ninety (90) feet; again
- NORTHERLY by Lot 5A, seventy-five (75) feet; again
- WESTERLY by Lot 5A, two hundred ninety-seven and 31/100 (297.31) feet;
- SOUTHERLY by Lot 5A, eighty-two and 62/100 (82.62) feet; again
- WESTERLY by Lot 5A, four hundred sixty and 20/100 (460.20) feet; again
- SOUTHERLY by land indicated as now or formerly of John Ward Dawson, three hundred seventy-four and 29/100 (374.29) feet;

EASTERLY by Lot 3, six hundred fifteen and 19/100 (615.19) feet; again

NORTHERLY by land indicated as of John S. & Barbara A. Miraglia, one hundred seventy-five (175) feet; again

EASTERLY by said land indicated as of said Miraglia in two courses measuring three hundred sixty-three and 86/100 (363.86) feet and ninety-nine and 6/100 (99.06) feet.

Containing 230,120 square feet or 5.28 acres, according to said plan.

This conveyance does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts

For title see reference, see deed from U.S. Bank National Associations, Trustee recorded with the Plymouth County Registry of Deeds in Book 51207 at Page 171.

*[No Further Text on this Page; Signature Page Follows]*

Executed as a sealed instrument this 27 day of January, 2022.

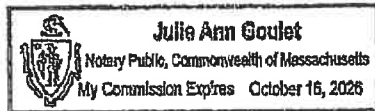
Robert F. Neilan  
Robert F. Neilan, Manager  
Lovendale, LLC

Daniel Lovendale  
Daniel Lovendale, Manager  
Lovendale, LLC

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 27 day of January, 2022, before me, the undersigned notary public, personally appeared Robert F. Neilan who proved to me through satisfactory evidence of identification, which was his Massachusetts Drivers' license to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged to me he signed it voluntarily for its stated purpose as the duly authorized manager of Lovendale, LLC.

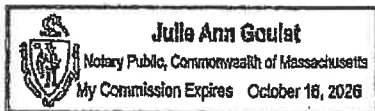


Julia Ann Goulet  
Notary Public  
My Commission expires: 10-16-26

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 27 day of January, 2022, before me, the undersigned notary public, personally appeared Daniel Lovendale who proved to me through satisfactory evidence of identification, which was his Massachusetts Drivers' license to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged to me he signed it voluntarily for its stated purpose as the duly authorized manager of Lovendale, LLC.



Julia Ann Goulet  
Notary Public  
My Commission expires: 10-16-26