
(Recording Information Above)

Return to:
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Issadore Law LLC
17 Accord Park Drive, Suite 100
Norwell, MA 02061

Property Address: Industrial Park Road and Pond Park Road, Hingham, MA

QUITCLAIM DEED

WESTON CORPORATION, a Massachusetts Corporation having a usual place of business at 45 Industrial Park Road, Hingham, Plymouth County, MA 02043, for consideration of and in full consideration paid of **NINE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$935,000.00 US)**, grant to **Falcon LLC**, a Massachusetts business corporation with a mailing address of 88 West Grove St., Middleboro, MA 02346

With *QUITCLAIM COVENANTS*

The land in Hingham, Plymouth County, Massachusetts, being bounded and described as follows:

NORTHERLY: by Industrial Park Road, 228.73 feet;
SOUTHEASTERLY: by Lot 14, as shown on the plan hereinafter mentioned, 185.88 feet;
SOUTHWESTERLY: by land now or formerly of George H. Thompson et al, 283.18 feet;
WESTERLY: by Pond Park Road, 165.15 feet;
NORTHWESTERLY: by a curved line at the junction of Pond Park Road and Industrial Park Road, 67.72 feet.

Being shown as Lot 15 on Land Court Plan No. 28722E filed with Certificate #41721. For title see Certificate #62695.

Excepting and excluding from said conveyance the fee to Industrial Park Road and Pond Park Road.

Industrial Park Road and Pond Park Road, Hingham, MA
Quitclaim Deed

Also the land in said Hingham being shown as Lot D on a "Subdivision Plan of Land Industrial Park Road, Pond Park Road and Old Mine Rock Way, Hingham, dated Sept. 10, 1975, Perkins Engineering, Inc.," recorded with the Plymouth Registry as Plan No. 462 of 1976. Said Lot D being bounded:

- WESTERLY: by Pond Park Road, 211.56 feet;
- NORTHERLY: by Lot 15, as shown on said plan, 283.18 feet;
- EASTERLY: by Lot C, as shown on said plan, 29.12 feet;
- SOUTHEASTERLY: by said Lot C, 242.00 feet;
- SOUTHERLY: by Lot E, as shown on said plan, 147.42 feet.

Containing 49,488 square feet according to said plan.

Said lots 15 and D are subject to and have the benefit of drainage and pedestrian easements located as shown on said plan.

Reference is made to an order under the Wetland Protection Act as noted in Document No. 166687 on Certificate of Title No. 45759, and to the last sentence in Paragraph 12 G, and by the acceptance of this deed, the Grantee agrees that the drainage plan referred to in said order shall be followed.

Excepting and excluding from said conveyance the fee to Pond Park Road.

For title see deed recorded with the Plymouth Registry of Deeds, Book 4737, Page 446.

Subject to easements to the Electric Light Company of the Town of Hingham, recorded with the Plymouth Registry, Book 3176, Page 379, and Book 3246, Page 177, and further subject to easements to Hingham Water Company, recorded with the Plymouth Registry, Books 3005 and 3240, Pages 425 and 281, respectively.

There is granted as appurtenant to the above described premises a right of way over Pond Park Road and Industrial Park Road to New Derby Street, also known as Route 128, for all purposes for which Public Ways are commonly used in the Town of Hingham, the same to be used in common with all others now or hereafter lawfully entitled thereto, as more specifically shown on Land Court Registration Decree, Plan No. 28722A; Registration Plan 24468C; Confirmation Plan 33497A and Plan No. 462 of 1976 referred to above.

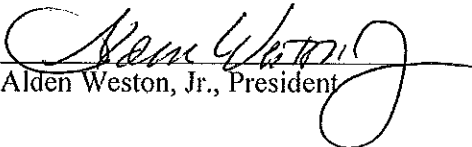
Grantor hereby represents and confirms that the premises hereby conveyed do not constitute all or substantially all of the assets of the Grantor.

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Industrial Park Road and Pond Park Road, Hingham, MA
Quitclaim Deed

Executed as a sealed instrument this 22nd day of AUGUST, 2018.

WESTON CORPORATION,



By: Alden Weston, Jr., President


By: John Frederick Weston, Treasurer

Commonwealth of Massachusetts

Plymouth, ss

On this 22nd day of AUGUST, 2018, before me, the undersigned notary public, personally appeared **Alden Weston, Jr., President of Weston Corporation and John Frederick Weston, Treasurer of Weston Corporation**, the above-named and proved to me through satisfactory evidence of identification being PERSONAL KNOWLEDGE, to be the persons who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily and for its stated purpose.



Notary Public:
My Commission Expires:

