

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 03/25/2020 10:07 AM  
Ctrl# 207533 10291 Doc# 00030592  
Fee: \$1,824.00 Cons: \$400,000.00

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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

**QUITCLAIM DEED**

**ATLANTIC UNION COLLEGE**, a nonprofit corporation duly organized and existing under the laws of the Commonwealth of Massachusetts and having its usual place of business at 338 Main Street, Lancaster, Worcester County, Massachusetts in consideration of **FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00) DOLLARS** grants to **C AND J PROPERTY HOLDINGS, INC.**, of 83 Daniel Plummer Road, Goffstown, New Hampshire, Hillsborough, County, , with quitclaim covenants;

The land in Lancaster with any buildings and improvements thereon, being three tracts of land, bounded and described as follows:

**TRACT I:**

The land in said Lancaster, with the buildings thereon, situated on the Southerly side of Main Street, bounded and described as follows:

BEGINNING	at an iron pin, which iron pin is at a stone wall 170 feet more or less Easterly of the corner of a stone wall at the intersection of the Easterly line of George Hill Road and the Southerly line of Main Street;
THENCE	continuing along the stone wall running along the Southerly side of Main Street 585 feet more or less to an iron pin;
THENCE	S. 11° 33' E. 358.11 feet along the Westerly line of a proposed road as shown on a plan hereinafter referred to, to an iron pin;
THENCE	S. 64° 17' W. 1.91 feet;
THENCE	S. 55° 13' W. 328.97 feet along the Northerly line of another proposed road as shown on said plan, to an iron pin;
THENCE	N. 55° 36' W. 128.72 feet to an iron pin;

381 South Main Street, Lancaster, MA 01523

THENCE N. 6° 14' E. 97.64 feet to an iron pin;

THENCE N. 51° 34' W. 346.29 feet to the point of beginning.

CONTAINING 4.4 acres more or less and being Lot #1 shown on a plan of land in South Lancaster, Mass. Surveyed for Louis Gould et al by Parker, Bateman and Chase, C.E. which plan is to be recorded in Plan Book 153, Plan 81, and to which plan reference may be had for a more particular description.

## TRACTS II &amp; III:

A certain parcel of land with any buildings and improvements thereon, situated on the Southerly side of Main Street, and the Easterly side of George Hill Road in aforesaid Lancaster, being bounded and described as follows:

BEGINNING at an iron pin in a stone wall on the Southerly side of Main Street which iron pin is the Northwesterly corner of land previously conveyed by Louis Gould et al to the Grantors, William F. Hopfmann et ux, by deed dated July 30, 1948 and recorded with Worcester District Registry of Deeds, Book 3137, Page 218;

THENCE running Westerly by the stone wall along the Southerly side of Main Street one hundred seventy (170) feet more or less to the intersection of the Southerly line of Main Street with the Easterly line of George Hill Road;

THENCE continuing along the stone wall on the Easterly side of George Hill Road to a point, which point is the Northwesterly corner of land conveyed by Louis Gould et al to Franklin N. Harriman et ux, by deed, dated June 4, 1951, and recorded with said Registry, Book 3340, Page 196;

THENCE running North 48° 40' E. by land now or formerly of Franklin N. Harriman et ux, one hundred seventy-eight and 50/100 (178.50) feet to an iron pin at other land now or formerly of Hopfmann et ux;

THENCE running North 55° 36' W. seventy-eight and 72/100 (78.72) feet to an iron pin;

THENCE running North 6° 14' E. ninety-seven and 64/100 (97.64) feet to an iron pin;

THENCE running North 51° 34' W. three hundred forty-six and 29/100 (346.29) feet to an iron pin at the point of beginning.

THE LAST three (3) courses being by other land of the Hopfmanns.

Q&amp;K

EZ

THE WITHIN described premises are shown as all of Lot #2 and the remainder of Lot #3 not previously conveyed to Franklin N. Hariman et ux, which lots are shown on a plan of Land in South Lancaster recorded with said Deeds in Plan Book 174, Plan 32.

Being the same premises granted to Atlantic Union College by deed of William F. Hopfmann et ux dated July 1 1965 and recorded with the Worcester District Registry of Deeds at Book 4577, Page 291.

EXCEPTING from the Tract II and III, a parcel of land containing 17,700 square feet, more or less, conveyed by William F. Hopfmann et ux to Elizabeth A. Hosmer by deed dated May 18, 1957 and recorded with Worcester District Registry of Deeds, Book 3872, Page 512.

EXCEPTING Highway Taking by Worcester County Commissioners for 1960 relocation of Main Street, Lancaster, dated March 29, 1960 and recorded in Book 4102, Page 127 as shown in Plan Book 246, Plan 52.

The sale of this property does not constitute all or substantially all of the assets of the grantor corporation. Therefore, a waiver is not required as provided in Massachusetts General Laws, Chapter 62C, Section 51 and Chapter 180, Section 8A.

WITNESS our hands and seals this 8<sup>th</sup> day of January, 2020.

Atlantic Union College

By: [Signature]

G. Earl Knight, President

[Signature]  
Elias Zabala, Sr., Treasurer

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

January 8, 2020

On this 8<sup>th</sup> day of January, 2020, before me, the undersigned notary public, personally appeared G. Earl Knight, proved to me through satisfactory evidence of identification, which is ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President of Atlantic Union College and the voluntary act of the corporation.

[Signature]  
Notary Public:

My Commission Expires: January 11, 2024



Barbara A. Harpin-Fuller  
Notary Public, Commonwealth of Massachusetts  
My Commission Expires January 11, 2024

## COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

January 8, 2020

On this 8<sup>th</sup> day of January, 2020, before me, the undersigned notary public, personally appeared Elias Zabala, Sr., proved to me through satisfactory evidence of identification, which is ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Treasurer of Atlantic Union College and the voluntary act of the corporation.

Barbara Harpin Fuller

Notary Public:

My Commission Expires: January 11, 2024

Barbara A. Harpin-Fuller  
Notary Public, Commonwealth of Massachusetts  
My Commission Expires January 11, 2024

ATTEST: WORC Kathryn A. Toomey, Register

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