

Middlesex North Registry of Deeds

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Recording Information

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MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 11/03/2015 02:59 PM
Ctrl# 064232 01319 Doc# 00050631
Fee: \$28,272.00 cons: \$6,200,000.00

Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.lowelldeeds.com

QUITCLAIM DEED

BEAVER BROOK PROPERTIES, LLC, a Massachusetts limited liability company of 34 Broadway Road, Dracut, Massachusetts, for consideration paid and in full consideration of Six Million Two Hundred Thousand and 00/100 (\$6,200,000.00) Dollars hereby grants to **BEAVER BROOK HOLDINGS LLC**, a New Hampshire limited liability company authorized to do business in the Commonwealth of Massachusetts and having an address at 23 Hillcrest Lane, Pelham, New Hampshire

with QUITCLAIM COVENANTS

The following parcels of land, with any and all buildings situated, located in Dracut, Massachusetts:

PARCEL 1

Lot 1-C as shown and described on "Site Plan Dracut Industries Lakeview Avenue, Dracut, MA" prepared by H. Star Engineering, Inc., 9 Acton Road, Suite 15, Chelmsford, MA 01824 recorded with the Middlesex North District Registry of Deeds in Plan Book 206, Plan 150.

PARCEL 2

Lot 1-D as shown and described on plan entitled "Approval Not Required Plan, Tax Map 25, Lot 1-A off Lakeview Avenue, Dracut, Massachusetts" by Polaris Engineering Corporation, 313 Littleton Road, Unit 16, Chelmsford, MA 01824 recorded with Middlesex North District Registry of Deeds in Plan Book 219, Plan 31.

PARCEL 3

Lot 1-A as shown and described on plan entitled "Approval Not Required Plan, Tax Map 25, Lot 1-A off Lakeview Avenue, Dracut, Massachusetts" by Polaris Engineering Corporation, 313 Littleton Road, Unit 16, Chelmsford, MA 01824 recorded with Middlesex North District Registry of Deeds in Plan Book 219, Plan 31.

Together with the Easement set forth in the instrument recorded in Book 3549, Page 269.

The subject transaction does not constitute a sale of all or substantially all of the grantor's assets located within the Commonwealth of Massachusetts.

Meaning and intending to describe the same premises conveyed to the within grantor by deed of JPMCC 2007-CIBC19 MILL STREET, LLC, by deed dated October 3, 2014 and recorded with said Registry of Deeds in Book 28576, Page 2014.

88, 91 and 101 Mill Street, Dracut

WITNESS our hands and seals this 30th day of October, 2015.

BEAVER BROOK PROPERTIES, LLC

By: *Gerald J. Lussier*
Gerald J. Lussier - Manager

By: *Douglas F. Dooley*
Douglas F. Dooley - Manager

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 30th day of October, 2015, before me, the undersigned notary public, personally appeared **Gerald J. Lussier and Douglas F. Dooley, Managers, of Beaver Brook Properties, LLC.**, proved to me through satisfactory evidence of identification, which were valid Massachusetts driver's licenses, to be the persons whose names are signed on the preceding or attached documents, 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 on behalf of **Beaver Brook Properties, LLC.**

[Signature]
NOTARY PUBLIC
My Commission expires

