

Receiver's Foreclosure Deed

James J. Cotter, III, the Receiver appointed in the action of Attorney General for the Commonwealth of Massachusetts v. [NAME], as owners of record, and Wilmington Savings Fund Society, FSB, Citibank, N.A., and Capital Wilshire Holdings, Inc, as parties with an interest in the property located at [ADDRESS], C.A. No. XXXX CV XXXX on the docket of the District Court Department, Quincy Division, pursuant to the Order on Receiver's Motion For Authorization To Accept Offer To Purchase Property, To Execute Purchase And Sale Agreement, And To Foreclose on Receiver's Priority Lien By Selling Property, as allowed by the Court (Covin, Justice) on October XX, XXXX authorizing the sale of the Receivership Property located at [ADDRESS] (the "Order," a certified copy of which is recorded herewith), for consideration of XXX Hundred XX Thousand and 00/100 (\$XXX,XXX.00) DOLLARS grants to [NAME], of [ADDRESS] ("Buyer"), the land and building thereon located at [ADDRESS] as described in Exhibit A attached hereto and incorporated herein by reference.

For title reference see the Order recorded herewith and deed from [NAMES] to [NAMES], dated August X, XXXX and recorded in the Norfolk County Registry of Deeds at Book XXXXX, Page XXX.

Witness my hand and seal this day of January XXXX.

James J. Cotter, III, Receiver

By: James J. Cotter, III
Title: Receiver and not individually

Commonwealth of Massachusetts

Norfolk, ss

On this day of January XXXX, before me, the undersigned notary public, personally appeared James J. Cotter, III, and proved to me through satisfactory evidence of identification, which was

_____, to be the person whose name is signed in this document, and acknowledged to me that he signed it for its stated purpose.

Name:

Notary Public

My commission expires:

EXHIBIT A

The land with the buildings thereon situated in Weymouth, Norfolk County, Massachusetts, bounded and described as follows, all as shown on the plan hereinafter referred to:

Located Westerly of [STREET] in (North) Weymouth, Norfolk County, Massachusetts, bounded and described as follows:

- NORTHERLY by Lot #14, fifty-seven and 56/100 (57.56) feet, and by Lot #52, fifty-seven and 71/100 (57.71) feet;
- EASTERLY by [STREET], one hundred twenty and 74/100 (120.74) feet;
- SOUTHERLY by the side lines of [STREET] and [STREET] (Street "G"), as shown on said plan, a total distance of eighty-two and 99/100 (82.99) feet;
- WESTERLY by [STREET], eighty-five and 48/100 (85.48) feet.

The premises hereby conveyed containing ten thousand, two hundred seventy-eight (10,278) square feet, but not including in this conveyance the fee or soil of any part of [STREET] or [STREET] and being Lot #13, shown on the plan drawn by R.N. Linke, Civil Engineer, dated June XX, XXXX, filed in the Norfolk Registry of Deeds as plan No. 514 of XXXX in Book XXXX, Page XXX.

Together with and subject to any reservations, restrictions, and easements of record, if any, to the extent in force and applicable.