

First Land Title Company
Donald T. Owen, Esquire
Mark M. Owen, Esquire
43 Holden Wood Road
Concord, Massachusetts 01742

Cell Phone (617) 548-7713

Cell Phone (617) 480-6306

FAX (978) 369-0895

FAX (508) 267-7994

Email firstlandtitle@comcast.net
Title Report

Location: 667 West Main Street, West Brookfield, Massachusetts

Exam Ends: March 5, 2021

Reference: 31707 Client: P&A

3
6 As per your request, we have examined the title to the above referenced premises from February 14, 1969 and report that the record title is vested in Town of West Brookfield, by tax taking dated September 30, 1982 and recorded in book 7612, page 80, and is subject to the following encumbrances:

3-5 New England Power Company right of way as recited in deed recorded in book 4925, page 444, if applicable;

Rights in common in West Main Street;

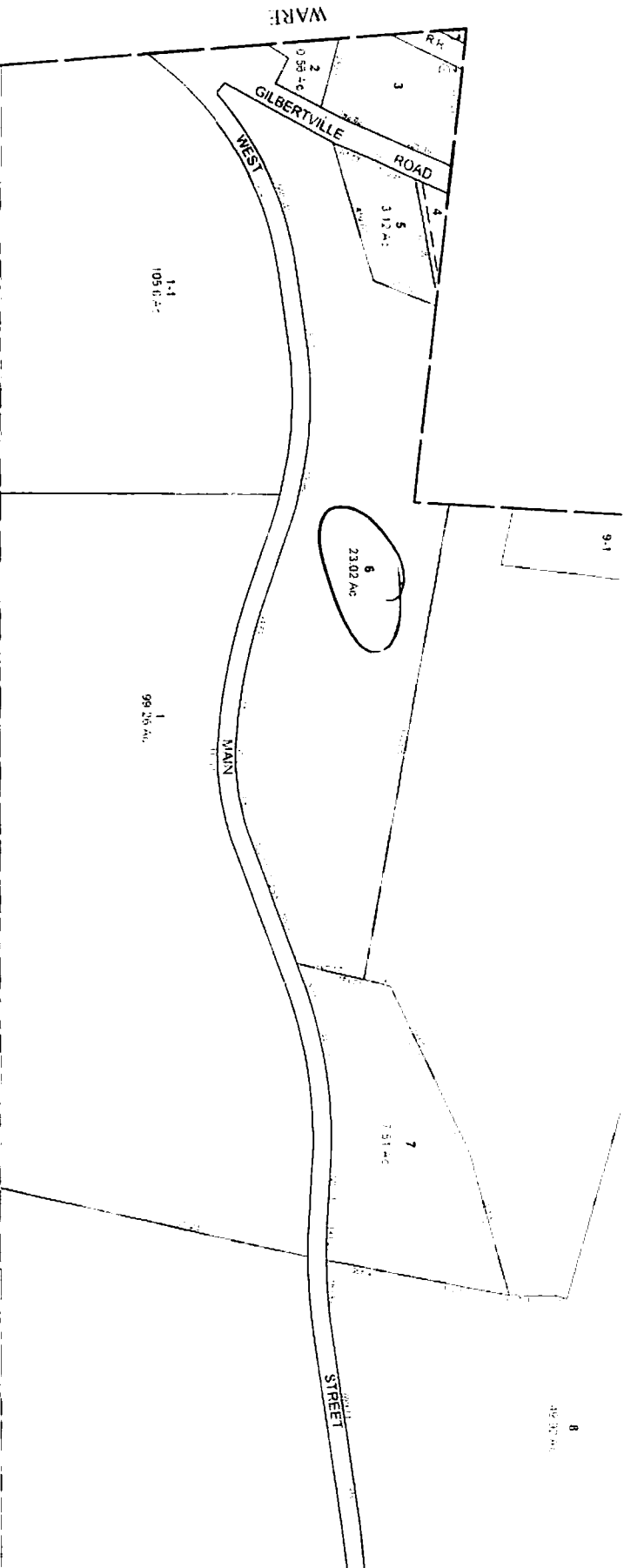
6
8 Note-title derived from tax taking recorded in book 7612, page 80, see Land Court Judgment recorded in book 21952, page 101;

2 See Assessors Map 23, Lot 6;

No survey of record referenced to establish accuracy of description

This is a report only, not a certification. Please review all documents herewith.

Reasonable care has been taken to provide the most accurate information possible, based upon the indices and records of the Registry of Deeds and/or Probate for the county wherein the property lies, available for the time period indicated and in accordance with your instructions. However, we cannot accept liability for errors or omissions, nor for errors or omissions in the public records, nor does this report guarantee or certify title. Our liability is limited to the cost of our services as indicated on the accompanying invoice, and shall not extend to any subsequent conveyance, mortgage or other transaction. No bankruptcy records available.



OFFICE OF THE REGISTRAR

LEGEND

2

N

SCALE 1" = 200'



PROPERTY MAPS
WEST BROOKFIELD
MASSACHUSETTS

INDEX DIAGRAM



MAP NO.

23

4925

4 4 4

has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by

Joseph M. Mackowiak its Treasurer

this 20th day of February A.D. 19 69

Webster Credit Union

by

Joseph Mackowiak
TREASURER

The Commonwealth of Massachusetts

Worcester

ss.

February 20, 19 69

Then personally appeared the above-named Joseph M. Mackowiak
and acknowledged the foregoing instrument to be the free act and deed of Webster Credit Union

before me,

Leonard E. Leboeuf
Leonard E. Leboeuf

Notary Public - ~~State of Massachusetts~~

My commission expires December 30, 19 70

Recorded Feb. 21, 1969 at 11h. 11m. A. M.

■ END OF INSTRUMENT ■

1106

1547-37

I, ANTHONY KALENTEK

of Ware, Hampshire County, Massachusetts,

~~being, as shown, for consideration paid, grant to~~ GIN-SMITH, INC. a corporation
duly organized and existing under the laws of the Commonwealth of Massachusetts
and having its usual place of business at 330 North Main Street, Millbury,
Worcester County, Massachusetts

XXX

with warranty covenants

the land in Ware and West Brookfield, Massachusetts on the highway leading from
Ware to West Brookfield, bounded and described as follows:-

Beginning at an iron pin on the easterly side of the 1948 State Highway
alteration of the Gilbertville-Ware Road at the northwest corner thereof fifty-nine
and twelve hundredths (59.12) feet southwesterly of a Massachusetts highway bound
which is on the Ware-West Brookfield Town Lines;
thence by land of Harmidas Allard, et ux, South 81° 55' East, three
hundred six and fifty-eight hundredths (306.58) feet to an iron pin;
thence North 36° 45' East, one hundred sixty and thirty hundredths (160.30)
feet to an iron pin near a well and brook;
thence South 66° 15' East, one thousand nine hundred forty-three and
fifty hundredths (1943.50) feet to an iron pin and land of Anna Mundell;
thence South 27° 47' West by land of Mundell, two hundred eight and
seventeen hundredths (208.17) feet to an iron pin on the northerly side of Ware-
West Brookfield Road, Route 9, a 1927 Layout;
thence by said Ware-West Brookfield Road Layout, North 84° 19' 52" West,
eight (8) feet to a Worcester County Highway Bound opposite Station 30 + 50.00;
thence South 89° 20' 23" West, one hundred and sixty hundredths (100.60)
feet to a Worcester County Highway Bound;

3

thence South 76° 40' 51" West, one hundred fifty-two and ninety-five hundredths (152.95) feet to a Worcester County Highway Bound;
 thence South 73° 31' 45" West, one hundred thirty-two and eighty-three hundredths (132.83) feet to a Worcester County Highway Bound;
 thence by a curve with a radius of six hundred thirty-seven and eighty-four hundredths (637.84) feet deflecting to the right three hundred fourteen and eighty-six hundredths (314.86) feet to a Worcester County Highway Bound;
 thence North 69° 59' 30" West, forty (40) feet to a Worcester County Highway Bound;
 thence by a curve with a radius of one thousand five hundred six and twenty-five hundredths (1506.25) feet deflecting to the right, three hundred thirty-one and thirty-eight hundredths (231.38) feet to a Worcester County Highway Bound;
 thence North 57° 21' 45" West, two hundred fifty-four and sixty-nine hundredths (254.69) feet to a Worcester County Highway Bound;
 thence by a curve with a radius of one thousand eighty-four and thirty-two hundredths (1084.32) feet deflecting to the left five hundred nineteen and ninety-six hundredths (519.96) feet to a Worcester County Highway Bound;
 thence North 84° 50' 15" West, two hundred thirty-three and seven tenths (233.7) feet to a Worcester County Highway Bound;
 thence by a curve with a radius of nine hundred ten (910) feet deflecting to the left, five hundred sixty and thirty hundredths (560.30) feet to a Massachusetts Highway Bound;
 thence North 38° 38' West, forty-one and eighty-six hundredths (41.86) feet to a Massachusetts Highway Bound on the easterly side of the Ware-Gilbertville Road, a 1948 State Highway Alteration;
 thence by said Ware-Gilbertville Road 1948 State Highway Alteration by a curve with a radius of three thousand six hundred forty (3640.00) feet deflecting to the left, four hundred seventy-nine and eighty-five hundredths (479.85) feet to a point opposite Station 35 + 46.31;
 thence North 37° 00' East, one hundred ninety and forty-five hundredths (190.45) feet to the place of beginning.
 Containing 1.74 acres in the Township of Ware and 23.02 acres in the Township of West Brookfield.
 Subject to a New England Power Company right of way.
 There is excepting herefrom that portion of said premises which was conveyed by Joseph Jasikiewicz and Eva M. Jasikiewicz to Thomas J. Dugan and Patricia P. Dugan by deed dated September 19, 1958, and recorded with Hampshire

4925

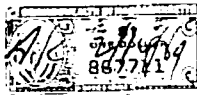
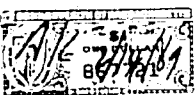
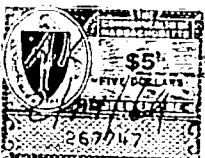
4, 4, 5

ware

1547-38

County Registry of Deeds, Book 3972, Page 157.

Being the same premises described in a foreclosure deed from Anthony Kalentek, mortgage-assignee of Joseph Jasikiewicz and Eva M. Jasikiewicz, to Anthony Kalentek dated October 22, 1962, recorded in Worcester District Registry of Deeds, Book 4326, Page 1, and in Hampshire County Registry of Deeds, Book 1395, Page 233.



Executed as a sealed instrument this 14th day of February 1969

Anthony Kalentek

4925

4 4 6

The Commonwealth of Massachusetts

Hampshire

ss.

February 14,

1969

Then personally appeared the above named Anthony Kalentek

and acknowledged the foregoing instrument to be his free act and deed,
before me,

Neill W. Schenck
 NEILL W. SCHENCK, JR., Notary Public
 My commission expires December 20, 1974
 My commission expires 19

February 19, 1969 at 10 o'clock and 47 mins. A.M. Rec'd, Ent'd and Exam'd.

Book 1547 Page 37

Attest:

Robert F. Schenck

Register

Recorded Feb. 21, 1969 at 10h. 56m. A. M.

■ END OF INSTRUMENT ■

1107

1547-39

GIN-SMITH, INC.

a corporation duly established under the laws of the Commonwealth of Massachusetts,
 having its usual place of business at 330 North Main Street, Millbury,

Worcester County, Massachusetts, for consideration paid, grants to

ANTHONY KALENTEK

of Viontis Avenue, Ware, Hampshire County

with mortgage covenants, to secure the payment of

SEVENTY-FIVE HUNDRED

Dollars

in ten (10) years with interest payable

semi-annually,

as provided in its note of even date,

the land in Ware and West Brookfield, Massachusetts on the highway leading from Ware

(Description and encumbrances, if any)

to West Brookfield, bounded and described as follows:-

Beginning at an iron pin on the easterly side of the 1948 State Highway alteration of the Gilbertville-Ware Road at the northwest corner thereof fifty-nine and twelve hundredths (59.12) feet southwesterly of a Massachusetts highway bound which is on the Ware-West Brookfield Town Lines;

thence by land of Harmidas Allard, et ux, South 81° 55' East, three hundred six and fifty-eight hundredths (306.58) feet to an iron pin;

thence North 36° 45' East, one hundred sixty and thirty hundredths (160.30) feet to an iron pin near a well and brook;

thence South 66° 15' East, one thousand nine hundred forty-three and fifty hundredths (1943.50) feet to an iron pin and land of Anna Mundell;

thence South 27° 47' West by land of Mundell, two hundred eight and seventeen hundredths (208.17) feet to an iron pin on the northerly side of Ware-West Brookfield Road, Route 9, a 1927 Layout;

thence by said Ware-West Brookfield Road Layout, North 84° 19' 52" West, eight (8) feet to a Worcester County Highway Bound opposite Station 30 + 50.00;

thence South 89° 20' 23" West, one hundred and sixty hundredths (100.60) feet to a Worcester County Highway Bound;

thence South 76° 40' 51" West, one hundred fifty-two and ninety-five hundredths (152.95) feet to a Worcester County Highway Bound;

thence South 73° 31' 45" West, one hundred thirty-two and eighty-three hundredths

See Discharge
B 6270 P. 372

5

[THIS INSTRUMENT NOT VALID UNLESS RECORDED WITHIN 60 DAYS OF THE DATE OF TAKING]
STATE TAX—FORM 301

INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS

West Brookfield

NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

Marion W. Remiszewski

Collector of Taxes for

the City of

West Brookfield

pursuant and subject to the provisions

of General Laws, Chapter 60, Sections 53 and 54, hereby take for said town the following described land:

DESCRIPTION OF LAND

(The description must be sufficiently accurate to identify the premises and must agree with the source of taking. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

A certain parcel of land on the highway leading from Ware

to West Brookfield containing 23.02 acres, more or less.

Being part of the premises described in a deed dated

February 14, 1969 and recorded with the Worcester District

Registry of Deeds, Book 4925, Pages 444-445.

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon to Gln. Smith, Inc.

1980, 1981, 1982

for the year 1979, which were not paid within fourteen days after demand therefor made upon

Gln. Smith, Inc. on September 6, 1982, and now

remain unpaid together with interest and incidental expenses and costs to the date of taking in the

amounts hereinafter specified, after notice of intention to take said land given as required by law.

1980, 1981, 1982

1979 TAXES REMAINING UNPAID \$ 301.47

INTEREST TO THE DATE OF TAKING \$ 82.28

INCIDENTAL EXPENSES AND COSTS TO THE DATE OF TAKING \$ 29.73

SUM FOR WHICH LAND IS TAKEN \$ 413.48

WITNESS my hand and seal this 30th day of September, 1982

(DATE OF TAKING)

Marion W. Remiszewski, Collector of Taxes for the City of West Brookfield

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 24, 1982

Then personally appeared the above named Marion W. Remiszewski and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes

before me, Mary E. [Signature] My commission expires Feb. 21, 1986

1982, at 10 o'clock and 11 minutes

Received and entered with Registry of Deeds,

Book, Page, Document No., Certificate of Title No.

Attest:

Register

Recorded NOV 26 1982 at 11:39m AM

6

Notice
B. 10945 ✓
P. 227 ✓
Order
B. 21952
P. 101.

32842

NO.

105337

T.L.

10/1

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

TO ALL WHOM IT MAY CONCERN:

TOWN OF WEST BROOKFIELD

hereby give notice that, on the 19th day of April 19 95
 filed in said Court a complaint against* Gin Smith Inc.

to foreclose a tax lien acquired under a certain tax deed ~~to record~~ from the Collector of Taxes for the ~~COMMON~~
 Town) of West Brookfield in the County of Worcester and
 said Commonwealth, to me dated 9/30/82 and recorded with Worcester Deeds
 in Book 7612 Page 80 said deed ~~tax deed~~ covers a certain parcel of land
 situated in West Brookfield in the County of Worcester and said
 Commonwealth, which is described as follows:

A certain parcel of land on the highway leading from Ware
 to West Brookfield containing 23.02 acres, more or less.
 Being part of the premises described in a deed dated
 February 14, 1969 and recorded with the Worcester District
 Registry of Deeds, Book 4925, Pages 444-445.

Return
Thomas A. Bunting Esq.
P.O. Box 219
Rockland, Mass.
02370

Keith R. Arsenault
 Keith R. Arsenault, Town Treasurer

*Name all respondents as in complaint.

ATTEST: WORC. Anthony J. Vigliotti, Register

APR 24 1995 Recorded 9 AM

7

(SEAL)

160798

BOOK 21952 PAGE 101

10MB

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No. 105317 T.L.

FINAL JUDGMENT IN TAX LIEN CASE

Town of West Brookfield

vs.

Gin Smith Inc.

JUDGMENT

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the deed
given by the Collector of Taxes for the Town

of West Brookfield in the County of Worcester

and said Commonwealth, dated September 30, 1982

and duly recorded in

Book 7612

Page 80

By the Court (Green, J.)

Attest:

Dated December 18, 1998

Charles W. Frombly, Jr.
Recorder

A TRUE COPY
ATTEST:

Charles W. Frombly, Jr.

RECORDER

ATTEST: WORC. Anthony J. Vigliotti, Register

Please return to: Treasurer, P.O. Box 583, West Brookfield, MA 01585

RECORDED 9 AM OCT 18 1999

sc

8

23.02 Acres

Schedule Sheet

East side Hwy / Alberville was not

LOCUS: Wae + wec Book Green

Donald T. Owen, Esquire
Mark M. Owen, Esquire
First Land Title Company

Grantor schedule of: Gina S. H. J-C

Team of well Broghers

| Beginns: | Ends: | (& | yrs tax tak) | Title Reference: |
|----------|---------|-------|--------------|-----------------------------------|
| 2/11/64 | 3/05/21 | | | 4425/444 |
| ✓ | ✓ | | | |
| 2/11/64 | AN | ~ | 4425 446 | AS 52W/342 4 AN 10/3/22 |
| 3/22/74 | | TT | 5905 159 | Adm 6660(20) |
| 11/26/82 | | TT | 7612 80 | NOT 16995(227) Order 21452/101 |
| 1/11/85 | | Order | 21452 101 | |
| 10/31/84 | | E | 16623 101 | NOT Agreement 15 4/12 |

FL

ML

BKCY

✓ GR

PR

DIV

EQ

NC

Grantee

Sheet No 9