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2017 00019473

Bk: 12174 Pg: 111 Pg: 1 of 6 BS  
Doc: DEED 08/17/2017 02:53 PM

QUITCLAIM DEED

T & O REALTY, INC., a Massachusetts Corporation with a principal office located at 271 Union Street, New Bedford, Massachusetts 02742

for consideration paid, and in full consideration of One Million Three Hundred Thousand Dollars (\$1,300,000.00)

grants to SOUTHCOAST FEDERAL CREDIT UNION, of 101 Page Street, New Bedford, Massachusetts 02744

with QUITCLAIM COVENANTS

the land with the building(s) thereon, located in New Bedford, Bristol County, Massachusetts, more particularly bounded and described as follows:

See SCHEDULE "A" attached hereto and made a part hereof.

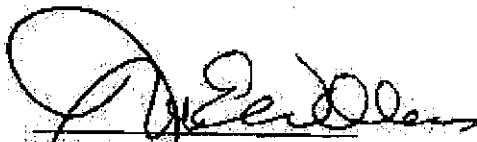
The Grantor herein hereby certifies that this conveyance does not constitute a sale of all or substantially all of the assets of the Grantor located within the Commonwealth of Massachusetts.

Property Address: 269 - 271 Union Street, New Bedford, Massachusetts 02740.

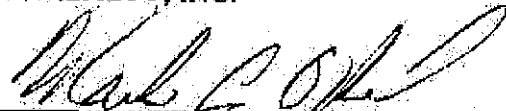
For title, see deeds recorded at the Bristol County (S.D.) Registry of Deeds in Book 8743, Page 270 and in Book 8735, Page 303.

Title Not Examined by the preparer of this deed.

IN WITNESS WHEREOF, the said T & O REALTY, INC. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Mark A. O'Neil, its President and Treasurer this 17<sup>th</sup> day of August, 2017.

  
Witness

T & O REALTY, INC.

  
By: Mark A. O'Neil, President & Treasurer

MASSACHUSETTS EXCISE TAX  
Bristol ROD South 001  
Date: 08/17/2017 02:53 PM  
Ctrl# 022836 02714 Doc# 00019473  
Fee: \$5,928.00 Cons: \$1,300,000.00

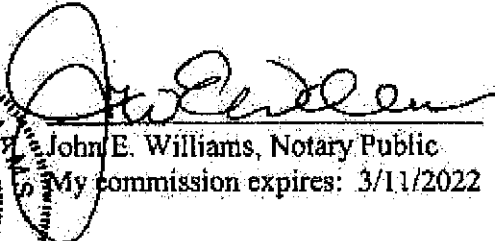
Southcoast Federal Credit Union  
101 Page St  
NB, MA 02744

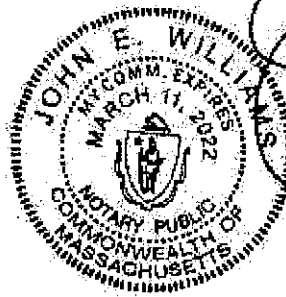
THE COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

August 17, 2017

Then personally appeared the above-named Mark A. O'Neil, President & Treasurer of T & O REALTY, INC., who proved to me through satisfactory evidence of identification which was MA TRUBERS LLC to be the person whose name is signed on this document, and acknowledged to me that said instrument was signed and sealed on behalf of said corporation and that he signed it voluntarily for its stated purpose before me,

  
John E. Williams, Notary Public  
My commission expires: 3/11/2022



## SCHEDULE "A"

The land with any buildings thereon situated in New Bedford, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

### PARCEL ONE:

**BEGINNING** at the southeast corner of the land herein described at a point in the northerly line of Union Street, and at the southwest corner of land now or formerly of First Citizens Federal Credit Union as shown on plan of land hereinafter mentioned;

thence SOUTH 79° 30' 00" WEST in said line of Union Street, eighteen and 21/100 (18.21) feet to Lot #1 as shown on said plan;

thence NORTH 10° 57' 00" WEST in line of last-named lot, sixty-eight and 05/100 (68.05) feet to a point for a corner;

thence SOUTH 79° 30' 00" WEST still in line of last-named lot, seven and 89/100 (7.89) feet to land now or formerly of the City of New Bedford as shown on said plan;

thence NORTH 12° 00' 00" WEST in line of last-named land, forty-six and 72/100 (46.72) feet to said land of First Citizens Federal Credit Union;

thence NORTH 79° 30' 00" EAST in line of last-named land, twenty-eight and 40/100 (28.40) feet to a point for a corner; and

thence SOUTH 10° 14' 00" EAST still in line of last-named land, one hundred fourteen and 75/100 (114.75) feet to the said northerly line of Union Street and the point of beginning.

CONTAINING 2,561 square feet, more or less.

BEING shown as Lot #2 on plan of land entitled "Approval Not Required Plan of Land, 277 Union Street, New Bedford, Massachusetts, Prepared for Peter Muse, First Citizens Federal Credit Union, scale: 1" = 20', Prepared by Kenneth R. Ferreira, R.L.S., P.E.," dated June 27, 2006 and filed with the Bristol County S. D. Registry of Deeds in Plan Book 158, Page 103.

### PARCEL TWO:

**BEGINNING** at the southeast corner of the land herein described at a point in the northerly line of Union Street, and at the southwest corner of land now or formerly of Citizens Credit Union as shown on plan of land hereinafter mentioned;

thence SOUTH 79° 30' 00" WEST in said line of Union Street, a total of forty-two and 76/100 (42.76) feet to land now or formerly of the Trustees of Citizens Realty Trust as shown on said plan;

thence NORTH 10° 14' 00" WEST in line of last-named land, one hundred fourteen and 75/100 (114.75) feet to a point for a corner;

thence SOUTH 79° 30' 00" WEST still in line of last-named lot, twenty-eight and 40/100 (28.40) feet to land now or formerly of Loretta M. Lamarre as shown on said plan;

thence NORTH 11° 45' 03" WEST in line of last-named land, fifty and 25/100 (50.25) feet to Parcel 2 as shown on said plan;

thence NORTH 79° 30' 00" EAST in line of last-named parcel, thirteen and 19/100 (13.19) feet to a point for a corner;

thence NORTH 10° 41' 05" WEST still in line of last-named parcel, sixty-nine and 80/100 (69.80) feet to a point for a corner;

thence SOUTH 79° 50' 17" WEST still in line of last-named parcel, four and 60/100 (4.60) feet to land now or formerly of Harold W. Woodcock, et al, as shown on said plan;

thence NORTH 09° 00' 38" WEST in line of last-named land, twenty-five and 00/100 (25.00) feet to land now or formerly of Aldo J. DeRossi, et ux, as shown on said plan;

thence NORTH 78° 06' 14" EAST in line of last-named land, thirty-five and 00/100 (35.00) feet to land now or formerly of the City of New Bedford as shown on said plan;

thence SOUTH 10° 28' 05" EAST in line of last-named land, twenty-five and 00/100 (25.00) feet to a point for a corner;

thence NORTH 79° 51' 34" EAST still in line of last-named land, thirty-one and 47/100 (31.47) feet to a point for a corner;

thence SOUTH 12° 04' 00" EAST still in line of last-named land, thirty-seven and 23/100 (37.23) feet to Park Place as shown on said plan;

thence SOUTH 12° 04' 00" EAST in line of Park Place, thirty-one and 79/100 (31.79) feet to the land now or formerly of Ottaway Newspapers, Inc. as shown on said plan;

thence SOUTH 78° 09' 35" WEST in line of last-named land, nine and 51/100 (9.51) feet to a point for a corner;

thence SOUTH 11° 50' 11" EAST still in line of last-named land and said land now or formerly of Citizens Credit Union, one hundred sixty-six and 30/100 (166.30) feet to the said northerly line of Union Street and the point of beginning.

CONTAINING 13,486.63 square feet, more or less.

BEING shown as Parcel 1 on plan of land entitled "Plan of Land in New Bedford, Bristol County, Mass., Surveyed for Citizen's Credit Union, scale: 1" = 30', Prepared by GHR Engineering Corp., New Bedford, Mass." dated April 5, 1976 and filed with the Bristol County S. D. Registry of Deeds in Plan Book 121, Page 24.

PARCEL THREE:

BEGINNING at the southwest corner of the land herein described at a point in the easterly line of Eighth Street, and at the northwest corner of land now or formerly of Loretta M. Lamarre as shown on plan of land hereinafter mentioned;

thence NORTH 10° 12' 04" WEST in said line of Eighth Street, seventy and 30/100 (70.30) feet to land now or formerly of Harold W. Woodcock, et ux, as shown on said plan;

thence NORTH 79° 50' 17" EAST in line of last-named land, eighty-four and 60/100 (84.60) feet to Parcel 1 as shown on said plan;

thence SOUTH 10° 41' 05" EAST in line of last-named lot, sixty-nine and 80/100 (69.80) feet to a point for a corner; and

thence SOUTH 79° 30' 00" WEST in line of last-named lot and said land now or formerly of Loretta M. Lamarre, eighty-five and 19/100 (85.19) feet to the said easterly line of Eighth Street and the point of beginning.

CONTAINING 5,946.80 square feet, more or less.

BEING shown as Parcel 2 on plan of land entitled "Plan of Land in New Bedford, Bristol County, Mass., Surveyed for Citizen's Credit Union, scale: 1" = 30', Prepared by GHR Engineering Corp., New Bedford, Mass." dated April 5, 1976 and filed with the Bristol County S. D. Registry of Deeds in Plan Book 121, Page 24.

PARCEL FOUR:

BEGINNING at the southwest corner of the land herein described at a point in the northerly line of Union Street, and at the southeast corner of land now or formerly of Aiden G. Ellis;

thence NORTHERLY in line of said Ellis land, one hundred (100) feet;

thence EASTERLY in a line parallel with Union Street, fifty-four (54) feet, ten (10) inches;

thence SOUTHERLY one hundred (100) feet to the northerly line of Union Street; and

thence WESTERLY in the northerly line of Union Street, fifty-four (54) feet, ten (10) inches to the place of beginning.

CONTAINING twenty and 1/10 (20.1) square rods, more or less.

PARCEL FIVE:

BEGINNING at the northeast corner of the land herein described at a point in the southerly line of Park Place, formerly called Ricketson's Court, and at the northwest corner of land now or formerly of Levi Haws;

thence SOUTHERLY in line of said Haws land, seventy (70) feet, two (2) inches to land now or formerly of Henry B. Clarke;

thence WESTERLY in line of last-named land, fifty-five (55) feet to land now or formerly of the heirs of Thomas Ellis;

thence NORTHERLY in line of said Ellis land, sixty-six (66) feet, four (4) inches to land now or formerly of Thomas Otis;

thence EASTERLY in line of said Otis land, six (6) feet, more or less, to a point;

thence NORTHERLY still in line of said Otis land, three (3) feet, three (3) inches, more or less, to the west end of Park Place; and

thence EASTERLY in the southerly line of Park Place, forty-nine (49) feet to the place of beginning.