

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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 MASSACHUSETTS EXCISE TAX  
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Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

Flick Law Group, P.C.  
144 Central Street, Ste 201  
Gardner, MA 01440

**QUITCLAIM DEED**

**RHO, LTD**, a Delaware corporation with an address of 32 Sandy Pine Road, Templeton, Massachusetts 01486 (hereinafter, "Grantor"),

for consideration paid, and in full consideration of Twenty Thousand and 00/100 Dollars (\$20,000.00),

grant to the **City of Gardner**, a Massachusetts municipal corporation with an address of 95 Pleasant Street, Gardner, Massachusetts 01440, under the care, custody and control of its Department of Public Works, to be held and managed as protected open space under Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, and dedicated to recreational use in accordance with M.G.L. Chapter 45, Section 3, (hereinafter, "Grantee")

with QUITCLAIM COVENANTS,

A CERTAIN PARCEL OF LAND ON THE WESTERLY SIDE OF LEO DRIVE IN THE CITY OF GARDNER, WORCESTER COUNTY, MASSACHUSETTS, BEING SHOWN AS PARCEL 3 ON A PLAN ENTITLED "PLAN OF LAND IN GARDNER, MA," PREPARED FOR THE CITY OF GARDNER BY ANDRYSICK LAND SURVEYING, DATED JUNE 20, 2018, AND RECORDED IN THE WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 935, PLAN 122, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE WESTERLY LINE OF LEO DRIVE AT LAND OF DAVIDSON, SAID POINT BEING 146.30 FEET SOUTHERLY OF A POINT OF TANGENCY;

THENCE SOUTHERLY BY THE EASTERLY LINE OF LEO DRIVE BY A CURVED LINE HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 103.23 FEET TO AN IRON ROD AT LAND OF PETRONE;

THENCE NORTHWESTERLY BY A CURVED LINE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 45.17 FEET TO AN IRON ROD;

THENCE N 82° 41' 38" W 170.69 FEET TO AN IRON ROD;

Leo Drive, Gardner, MA

THENCE S 00° 38' 53" W 148.52 FEET TO AN IRON ROD AT LAND OF MOORE, THE LAST THREE COURSES BEING BY LAND OF PETRONE;

THENCE S 14° 13' 09" E 543.81 FEET BY LAND OF MOORE, OF HANCOCK FAMILY TRUST, AND OF FARLEY TO AN IRON ROD AT LAND OF BERGERON;

THENCE N 71° 41' 23" W 344.70 FEET BY LAND OF BERGERON AND OF MILLS TO AN IRON PIPE AT LAND OF GARDNER FISH & GAME CLUB, INC.;

THENCE N 33° 43' 48" W 99.86 FEET BY LAND OF GARDNER FISH & GAME CLUB, INC. TO AN IRON ROD AT PARCEL 2 AS SHOWN ON A PLAN OF LAND PREPARED FOR THE CITY OF GARDNER BY ANDRYSICK LAND SURVEYING DATED MAY 29, 2018;

THENCE N 02° 59' 10" W 791.51 FEET BY PARCEL 2 TO AN IRON ROD AT PARCEL 1 AS SHOWN ON THE PREVIOUSLY REFERENCED PLAN;

THENCE S 72° 47' 38" E 349.00 FEET BY PARCEL 1 TO AN IRON ROD AT LAND OF DAVIDSON;

THENCE S 11° 54' 13" W 157.00 FEET TO AN IRON ROD;

THENCE S 82° 41' 38" E 174.09 FEET TO AN IRON ROD;

THENCE NORTHEASTERLY BY A CURVED LINE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.88 FEET TO THE POINT OF BEGINNING, THE LAST THREE COURSES BEING BY LAND OF DAVIDSON.

CONTAINING 6.246 ACRES.

The premises being depicted on a Plan recorded at the Worcester County Registry of Deeds in Plan Book 935, Page 122.

The Premises is hereby acquired to carry out the purposes of the Commonwealth of Massachusetts, PARC Grant Program, BID ENV 18 DCS 02, issued pursuant to 301 CMR 5.00 (referenced as the Urban Self-Help Program), 815 CMR 2.00 (Grants and Subsidies), and the Project Agreement recorded herewith.

The premises being conveyed herein do not constitute homestead property and Grantor knows of no individuals with any rights of homestead in said premises.

For Grantor's title see Quitclaim Deed dated January 29, 2010 from Bailey Brook, LLC, as grantor, recorded in the Worcester County Registry of Deeds in Book 45457, Page 266.

[Remainder of page left intentionally blank]

Witness my hand and seal this 27<sup>th</sup> day of June, 2018.

RHO, LTD.  
By: [Signature]  
Name: Adrienne Rolla  
Title: Secretary

STATE OF New York  
COUNTY OF Westchester

On this 27<sup>th</sup> day of June, 2018, before me, the undersigned notary public, personally appeared Adrienne Rolla, Authorized Signatory of RHO, Ltd., proved to me through satisfactory evidence of identification, which was driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]  
Notary Public Signature and Seal  
Print Name: MARY LOU CAPPELLO  
My Commission Expires: 11/13/21

3330472.1/12887-6

**MARY LOU CAPPELLO**  
Notary Public - State of New York  
Qualified In Westchester County  
Registration No. 01CA5051738  
My Commission Expires on November 13, 2021

ATTEST: WORC Anthony J. Vigliotti, Register