



# Quitclaim Deed

The City of New Bedford, a municipal corporation duly existing under the laws of the Commonwealth of Massachusetts, 131 William Street, New Bedford, Bristol County, Massachusetts

for consideration given and in full consideration of Forty Thousand Dollars 00/100 (\$40,000.00)

grants to KARPA, INC. P.O. Box 23, Westport, MA 02790  
with **Quitclaim Covenants**

the land in New Bedford, Bristol County, Massachusetts with buildings thereon described as follows:

See Exhibit "A"

Being the same premises conveyed to the City of New Bedford by Land Court Decree dated August 29, 1996 and recorded in Bristol County (S.D.) Registry of Deeds September 4, 1996 at Book 3731, Page 51.

The Grantee has complied with the provisions of General Laws Chapter 60, Section 77B regarding the filing of certain affidavits.

October 22, 1997

**CITY OF NEW BEDFORD**  
By its Treasurer

Albino Silva

*Commonwealth of Massachusetts*

Bristol,ss

October 22, 1997

Then personally, appeared Albino Silva, Treasurer of the City of New Bedford and acknowledged the foregoing instrument to be the free act and deed of the City of New Bedford before me this day

Notary Public  
My Commission Expires: 9/6/2002

## EXHIBIT "A"

The land with buildings thereon, being shown as Lot 6 on "Plan Prepared for Fairhaven Mills Realty Trust" dated June 14, 1989 prepared by Atlantic Design Engineers Inc. Said plan is recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 123, Page 105. Containing 79, 871 square feet or 1.83 acres. Said lot is further described on New Bedford Assessors Map 93 as Lot 263.

The premises are conveyed with the benefit of easements for all existing electric wires and conduits, hydrant and hydrant lines, water lines, gas pipes, telephone lines, steam pipes, sewer pipes and other utilities now used for the benefit of Lot 6, together with the mutual right of grantor and grantee to enter upon the property of the other for the purposes of maintaining, repairing, improving and replacing said lines, wires pipes and conduits, as may be necessary.

The premises are further conveyed with the benefit of an easement in favor of the grantee, its successors and assigns to install, maintain, repair, improve and replace electric wires and conduits, hydrant and hydrant lines, water lines, gas pipes, telephone lines, cable lines, fiberoptics and the like, steam pipes, sewer pipes and other utilities over remaining land of the grantor between the westerly side of Mill # 1 and the westerly property line of Lot 1.

The premises are conveyed with the benefit of an perpetual right and easement over Lot 1 to pass and repass by foot, motor vehicle or otherwise over the land on both sides of what is now known as Mill # 1 including the right to use "DRIVEWAY A" as shown on Plan of "Fairhaven Mills Realty Corp", dated July 3, 1981, prepared by William F. Kirby. Said plan is recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 106, Page 37.

The premises are conveyed together with the perpetual right and easement in favor of the grantee, its successors and assigns to pass and repass by foot, motor vehicle or otherwise over a strip of land twenty (20) feet wide lying immediately adjacent to the northern property line of the premises to enter upon said strip for all purposes of maintaining, repairing, removing or reconstructing any of the grantee's property.

Said property is conveyed subject to and with the benefit of all easements, and rights of way of record so far as each is still in force and applicable.