



2023 00002040

Bk: 1822 Pg: 609 Doc: DEED NB

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For Registry Use Only

Main Street, North Adams, Massachusetts

MAIN STREET NA PARKADE, LLC, a Connecticut limited liability company, of Manchester, Connecticut (the "Grantor") for consideration paid, and in full consideration of TWO MILLION AND NO/100 DOLLARS (\$2,000,000.00) grants to **NRT REALTY, LLC.**, a Connecticut limited liability company, with an office and mailing address of 86 Anvil Drive, Avon, Connecticut 06001 (the "Grantee"),

with quitclaim covenants

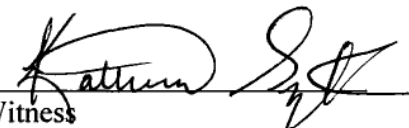
all of the Grantor's right, title and interest in and to a certain parcel of land with the buildings thereon situated in North Adams in the County of Berkshire and the Commonwealth of Massachusetts, bounded and described as follows:

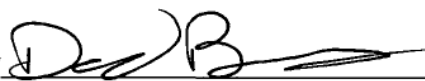
See on Exhibit "A" attached hereto and incorporated herein by reference.

For Grantor's title see Certificate of Title No. 2016 registered with the Berkshire Northern Registry District of the Land Court in Book 21, Page 2016 and see deed dated March 18, 2005 and recorded with the Berkshire Northern District Registry of Deeds in Book 1196, Page 505.

Executed as a sealed instrument this 28th day of April, 2023.

MAIN STREET NA PARKADE, LLC


Witness

By 
Name: David Burns
Title: Authorized Person

*Land Court Document Number 2005 00010989

MASSACHUSETTS EXCISE TAX
Northern Berkshire ROD #3 001
Date: 04/28/2023 03:51 PM
Ctrl# 038100 07278 Doc# 00002040
Fee: \$.00 Cons: \$2,000,000.00

STATE OF CONNECTICUT

Hartford County.

On this 28th day of April, 2023, before me, the undersigned notary public, personally appeared David Burns, Authorized Person for Main Street NA Parkade, LLC, and proved to me through satisfactory evidence of identification, which was (check whichever applies): ☐ State of _____ driver's license, ☐ other state or federal document bearing a photographic image consisting of _____, or ☒ personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Person of Main Street NA Parkade, LLC, and as his free act and deed and the free act and deed of Main Street NA Parkade, LLC.

Christine Meyers

Notary Public:

My Commission Expires:

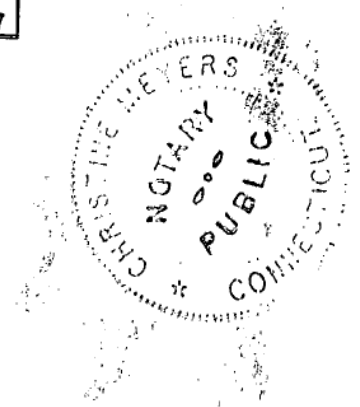
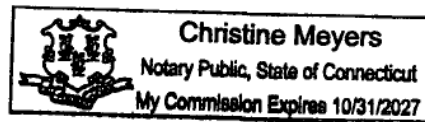


EXHIBIT A

Lot 1: A parcel of land on the southerly side of Main Street, North Adams, Berkshire County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point in the northeasterly corner of Lot 1 as shown on a plan entitled "Plan of Land Surveyed for JDC Group, North Adams, Massachusetts", dated March 22, 1993 and recorded with Berkshire Northern District Registry of Deeds in Plan Drawer 6 as Plan 225 and in the southerly line of Main Street;

Thence N 76° 51' 22" W in the southerly line of Main Street a distance of 328.80 feet to a point;

Thence turning on a curve to the left having a radius of 25.00 feet, a distance of 39.38 feet to a point in the easterly line of American Legion Drive;

Thence S 12° 53' 39" W in the easterly line of American Legion Drive a distance of 287.92 feet to a point in the southwesterly corner of Lot 1 as shown on said plan and the northwesterly corner of land of the City of North Adams;

Thence S 77° 06' 21" E in the northerly line of land of said City a distance of 152.79 feet to a point at the northwest corner of Lot 2 as shown on said plan;

Thence in the following five courses and distances along Lot 2:

S 77° 06' 21" E a distance of 164.50 feet to a point;
 N 12° 53' 39" E a distance of 78.30 feet to a point;
 N 82° 48' 20" E a distance of 71.19 feet to a point;
 S 07° 11' 40" E a distance of 10.00 feet to a point; and
 N 82° 48' 20" E a distance of 42.50 feet to a point in the westerly line of land now or formerly of St. John's Parish;

Thence N 07° 11' 40" W a distance of 49.00 feet to a point in the southwest corner of land now or formerly of First Agricultural Bank;

Thence in the following two courses and distances along the westerly line of land now or formerly of said Bank:

N19° 15' 25" W a distance of 104.51 feet to a point; and
 N11° 56' 33" E a distance of 69.04 feet to the place of beginning.

Being Lot 1 as shown on said plan and containing, according to said plan, 2.60 acres of land.

The above described parcel of land contains within it and it includes a parcel of registered land bounded and described as follows:

Northerly	by the southerly line of Main Street fifty-one and 98/100 (51.98) feet;
Easterly	by land now or formerly of the North Adams Trust Company sixty-two and 05/100 (62.05) feet;
Southerly	fifty-one and 58/100 (51.58) feet; and
Westerly	sixty-two and 32/100 (62.32) feet, by land now or formerly of Anna B. Bond.

All of said boundaries except the street lines are determined by the Court to be located as shown on Plan 5159A, drawn by Frederic S. Smith, C.E., dated October 1914, as modified and approved by the Court, filed with the Land Registration Office, a copy of a portion of which is filed with Land Court Certificate of Title #82.

Lot 2: A parcel of land on the easterly side of American Legion Drive, North Adams, Berkshire County, Massachusetts, bound and described as follows:

Beginning at the southernmost point of said parcel in the northeasterly line of American Legion Drive as shown on a plan entitled "Plan of Land Surveyed for JDC Group North Adams, Massachusetts", dated March 22, 1993 which plan is recorded in Berkshire Northern District Registry of Deeds in Plan Drawer 6 as Plan 225;

Thence N 34° 23' 43" W in the northeasterly line of American Legion Drive a distance of 230.00 feet to a point, which point is the southwesterly corner of Lot 3 as shown on said plan;

Thence in the following three courses and distance along Lot 3:

N 55° 36' 17" E a distance of 50.00 feet to a point;
 N 07° 16' 48" W a distance of 271.02 feet to a point; and
 S 84° 18' 39" W a distance of 45.00 feet to a point in the northerly line of Lot 3 and at the southeast corner of a portion of Summer Street;

Thence N 12° 53' 39" E partly along the east side of that portion of Summer Street and partly along land now or formerly of the City of North Adams an aggregate distance of 153.72 feet to a point in the southerly line of Lot 1 as shown on said plan;

Thence in the following five courses and distances along Lot 1:

S 77° 06' 21" E a distance of 164.50 feet to a point;
 N 12° 53' 39" E a distance of 78.30 feet to a point;
 N 82° 48' 20" E a distance of 71.19 feet to a point;
 S 07° 11' 40" E a distance of 10.00 feet to a point; and
 N 82° 48' 20" E a distance of 42.50 feet to a point in the easterly line of land now or formerly of St. John's Parish;

Thence S 07° 11' 40" E in the westerly line of St. John's Parish a distance of 118.00 feet to a point which is the southwest corner of said Parish and the northwest corner of another portion of said Summer Street;

Thence S 08° 10' 10" E along the west side of that portion of Summer Street a distance of 50.00 feet to the southwest corner of Summer Street;

Thence N 81° 49' 50" E in the southerly line of said Summer Street a distance of 18.00 feet to a point in line of land now or formerly of the City of North Adams (referred to in an easement deed recorded with said Registry in Book 703, Page 231 as "New Street");

Thence S 07° 11' 17" E along New Street a distance of 302.10 feet to a point in the northerly line of land now or formerly of Dart Associates;

Thence in the following four courses and distances in line of land of said Dart Associates:

S 82° 48' 43" W a distance of 218.60 feet to a point;
 S 07° 11' 17" E a distance of 104.78 feet to a point;
 On a curve to the right having a radius of 67.82 feet a distance of 74.34 feet to a point;
 And on a curve to the left having a radius of 12.00 feet a distance of 18.85 feet to the point of beginning.

Being Lot 2 as shown on said plan and containing, according to said plan, 3.70 acres of land.

Lot 3: A parcel of land on the easterly side of American Legion Drive in North Adams, Berkshire County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the point of intersection of the southerly line of Summer Street and easterly line of American Legion Drive as shown on a plan entitled "Plan of Land Surveyed for JDC Group North Adams, Massachusetts", dated March 22, 1993 and recorded with Berkshire Northern District Registry of Deeds in Drawer 6 as Plan 225;

Thence N 84° 18' 39" E in the southerly line of said Summer Street a distance of 144.16 feet to a point which is a southwest corner of Lot 2 as shown on said plan;

Thence in the following three courses and distances along Lot 2:

N 84° 18' 39" E a distance of 45.00 feet to a point;
 S 07° 16' 48" E a distance of 271.02 feet to a point; and
 S 55° 36' 17" W a distance of 50.00 feet to a point in the easterly sideline of American Legion Drive;

Thence in the following two courses and distances in the easterly sideline of American Legion Drive:

N 34° 23' 43" W a distance of 287.05 feet to a point; and
 On a curve to the right having a radius of 137.00 feet a distance of 45.89 feet to the place of beginning.

Being Lot 3 as shown on said plan and containing, according to said plan; .80 acres of land.

Lots 1, 2 and 3 are together with the benefit of the permanent, non-exclusive storm water and other surface drainage easement and the permanent non-exclusive right and easement in "New Street" granted by the City of North Adams by its deed dated November 21, 1980 recorded with said Registry in Book 703, Page 231.

Lot 4: A parcel of land on the northerly side of American Legion Drive and westerly side of Ashland Street in North Adams, Berkshire County, Commonwealth of Massachusetts bounded and described as follows:

Beginning at a point in the northeasterly line of American Legion Drive at the southernmost point of Lot 2 as shown on a plan entitled "Plan of Land Surveyed for North Adams Center Associates Limited Partnership, North Adams, Massachusetts", dated July 23, 1993 which plan is recorded in Berkshire Northern District Registry of Deeds in Drawer 6 as Plan 226;

Thence easterly in the line of American Legion Drive on a curve to the left having a radius of 97.12 feet, a distance of 97.93 feet;

Thence N 87° 49' 52" E in the northerly line of American Legion Drive a distance of 365.11 feet to a point;

Thence northerly on a curve to the left having a radius of 25.00 feet a distance of 41.46 feet to a point in the westerly line of Ashland Street;

Thence N 07° 11' 17" W in the line of Ashland Street a distance of 190.64 feet to a point in the southerly line of Lot 5 hereinafter described;

Thence in the following two courses along Lot 5:

S 82° 48' 43" W a distance of 181.60 feet; and
N 07° 11' 17" W a distance of 50.01 feet to a point in the southerly line of land now or formerly of the City of North Adams (sometimes referred to as "New Street");

Thence S 82° 48' 43" W in the southerly line of New Street a distance of 26.56 feet to a point in a southeasterly corner of Lot 2 shown on a plan entitled "Plan of Land Surveyed for JDC Group North Adams, Massachusetts", dated March 22, 1993 which plan is recorded with said Registry in Drawer 6 as Plan 225;

Thence in the following four courses and distances along said Lot 2:

S 82° 48' 43" W a distance of 218.60 feet to a point;
S 07° 11' 17" E a distance of 104.78 feet to a point;
On a curve to the right having a radius of 67.82 feet a distance of 74.34 feet to a point; and
On a curve to the left having a radius of 12.00 feet a distance of 18.85 feet to the place of beginning.

Lot 5: A parcel of land on the westerly side of Ashland Street and the southerly side of New Street, so-called, in North Adams, Berkshire County, Commonwealth of Massachusetts bounded and described as follows:

Beginning at the point of intersection of the westerly line of Ashland Street and the northerly line of New Street as shown on a plan entitled "Plan of Land Surveyed for North Adams Center Associates Limited Partnership, North Adams, Massachusetts" dated July 23, 1993 which plan is recorded in Berkshire Northern District Registry of Deeds in Drawer 6, as Plan 226;

Thence S 82° 48' 43" W in the southerly line of New Street a distance of 181.60 feet to a point in an easterly line of Lot 4, above described;

Thence in the following two courses along Lot 4:

S 07° 11' 17" E a distance of 49.74 feet; and
N 82° 48' 43" E a distance of 181.60 feet to a point in the westerly line of Ashland Street;

Thence N 07° 11' 17" W in the westerly line of Ashland Street a distance of 49.74 feet to the place of beginning.

Lots 1, 2, 3, 4 and 5 are together with the benefit of the Declaration and Reservation of Easements, Covenants and Restrictions dated as of November 15, 1993 and recorded with said Registry in Book 873, Page 774 and filed with said Land Court as Document No. 7799.