

Order No. 8675309
March 3, 2023

Prepared for:
Sample Customer

West Street
216 West Street
West Bridgewater, MA 02379

**1980 CHAIN OF TITLE &
ENVIRONMENTAL LIEN & AUL REPORT**



Property Archives

Property Archives' 1980 Chain of Title & Environmental Lien & AUL Report exceeds ASTM E-1527-21 Standard. It documents the owner(s) of specified property from the most current publicly available date back to January 1, 1980. Our researchers have over 50 years of combined experience in the environmental due diligence and title research industries. They research and document each transaction of the property including the name of each owner. They review the local land office records and relevant state agency records for environmental liens and activity and use limitations recorded against the property, under the name of each owner back to January 1, 1980.

A copy of the most recent deed (when available) is included as an appendix to the report. Copies of any environmental liens and/or activity and use limitations, if found, are included in the appendix of the report.

Please contact us at support@properarchives.net with any questions.



SUBJECT PROPERTY:

216 West Street, West Bridgewater, MA

RESEARCH SOURCES:

West Bridgewater Township Assessor

Plymouth County Registry of Deeds

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SUBJECT PROPERTY: 216 West Street

Parcel Nos: 36-019

Owner: Terry Edwards

LEGAL DESCRIPTION:

Three certain parcels of land on the Easterly side of Amvets Memorial Highway, sometimes known as Massachusetts Highway No. 24 and lying Southerly and Southwesterly of West Street in W. Bridgewater, Plymouth County, Massachusetts, which parcels are shown on a plan entitled "Plan of Land in West Bridgewater" dated September 13, 1963, and plan being recorded with Plymouth Registry of Deeds in Book 3072, Page 333, and which parcels are shown as Plot 13-1, Plot 13-2 and a parcel designated John A. Kugis, .023 Acres

CHAIN:

Deed Type: J.A. Parker Family Partnership, Ltd.

Grantee: Terry Edwards

Grantor: Paul J. Grant, Jr. & David A. Grant

Conveys: 36-019 and other tracts

Date Executed: January 15, 2004

Date Recorded: January 16, 2004

Book/Page No: Book 27395 / Page 98

Deed Type: Quit Claim Deed

Grantee: Paul J. Grant, Jr. & David A. Grant

Trustees of Grant Realty Trust

Grantor: V.S. Haseotes & Sons, LP

Conveys: Property east Hwy 24/SSW West Street

Date Executed: June 2, 1993

Date Recorded: June 18, 1993

Book/Page No: Book 11958 / Page 89



Deed Type: Quit Claim Deed
Grantee: V.S. Haseotes & Sons, LP
Grantor: Vasilious S. Haseotes & Aphrodite B. Haseotes, et al.
Conveys: Property east Hwy 24/SSW West Street & other tracts
Date Executed: July 8, 1976
Date Recorded: June 11, 1977
Book/Page No: Book 4240 / Page 658

EXAMINERS NOTE:

Public Records of Plymouth County, Massachusetts were searched from January 1, 1980 to May 23, 2023, and no other deeds vesting title in the subject property were found of record during the period searched.

ENVIRONMENTAL LIENS:

Public Records of Plymouth County, Massachusetts were searched from January 1, 1980 to May 23, 2023, and no environmental liens on the subject property were found of record during the period searched.

ACTIVITY & USE LIMITATIONS:

Public Records of Plymouth County, Massachusetts were searched from January 1, 1980 to May 23, 2023, and no activity and use limitations on the subject property were found of record during the period searched.



APPENDIX A



6767
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
16 JAN 2006 09:48AM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 27375 Pg 98-99

QUITCLAIM DEED

DAVID A. GRANT and PAUL J. GRANT, TRUSTEES of the BROTHERS REALTY TRUST u/d/t dated 4/28/89 recorded with Norfolk Registry of Deeds at Book 8318, Page 489, of 288 Wolcott Street, Readville, MA 02137, for consideration paid and in full consideration of One hundred fifty thousand and 00/100 (\$150,000.00) Dollars, grants to TERRY L. EDWARDS, individually, of 82 South Street, Avon, Norfolk County, Massachusetts 02322, with quitclaim covenants

The land in West Bridgewater, Plymouth County, Massachusetts, bounded and described as follows:

Three certain parcels of land on the Easterly side of Arveta Memorial Highway, sometimes known as Massachusetts State Highway #24 and lying Southerly and Southwesterly of West Street in W. Bridgewater, Plymouth County, Massachusetts, which parcels are shown on a plan entitled "Plan of Land in West Bridgewater" dated September 13, 1963, said plan being recorded with Plymouth Registry of Deeds in Book 3072, Page 133 and which parcels are shown as Plot 13-1, Plot 13-2 and a parcel designated John A. Kugis, 0.23 acres.

The last lot is also described as follows:

A certain parcel of land situated between West Street and Old West Street in said West Bridgewater containing .23 acres, more or less, and being shown as Plot 12 on Plan 19 (also known as C-7-19) of the West Bridgewater Assessors, bounded and described as follows:

- NORTHERLY: by land now or formerly of one Foley, 110 feet;
- EASTERLY: by the west line of Old West Street, 145 feet;
- WESTERLY: by the east line of West Street, 200 feet; and
- SOUTHERLY: by the intersection of West Street and Old West Street, 35 feet, more or less.

Parcel 13-1 contains 1.48 acres and Parcel 13-2 contains 3.70 acres according to said plan.

For title see deed of David A. Grant, Kevin M. Grant and Paul J. Grant to David A. Grant and Paul J. Grant, Trustees of the Brothers Realty Trust, said Deed dated February 2, 2001 recorded with Plymouth Registry of Deeds at Book 19391, Page 258-259.

Locus: 216 West Street
W. Bridgewater, MA 02379

WITNESS our hands and seals this 15th day of January, 2004.

BROTHERS REALTY TRUST

By: David A. Grant
David A. Grant, Trustee

By: Paul J. Grant
Paul J. Grant, Trustee

CANCELLED
RECORDATION
DEEDS REGISTER

01/15/04 3:44PM (1)
00000 8702
FEE \$69.00
CRF \$-534.00



COMMONWEALTH OF MASSACHUSETTS

Plymouth, as

January 15, 2004

Then personally appeared before me the above-named David A. Grant and Paul J. Grant, Trustees as aforesaid, duly authorized, and acknowledged the signing of the foregoing to be their free act and deed.


HENRY W. PARTRIDGE, JR.
Notary Public
My commission expires: 5-15-09

