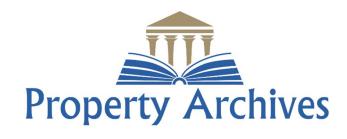
Order No. 8675309 March 3, 2023

Prepared for: Sample Customer

West Street 216 West Street West Bridgewater, MA 02379

# 1980 CHAIN OF TITLE & ENVIRONMENTAL LIEN & AUL REPORT



Property Archives' 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 Rocetyen & Rocerded FLYMOUTH COUNTY REGISTRY OF DEFUS 16 3FW 2004 09:48FM1 JOHN R. BUCKLEY, JR. REGISTER. Bk 27395 Pg 58-99

#### CUITCLAIM DEED

DAVID A. GRANT and PAUL J. GRANT, TRUSTERS of the BROTHERS REALTY TRUST u/d/t dated 4/28/89 recorded with Morfolk Registry of Deeds at Book 8318, Page 489, of 28R Wolcott Street, Readville, MA 02137, for consideration paid and in full consideration of One hundred fifty thousand and 00/100 (\$15d,000.00) Dellars, 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, Massachusetta, bounded and described as follows:

Three certain parcels of land on the Easterly side of Amvets 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 333 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:

900

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:

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

Parcel 13-2 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. CANCOL LINGUETUM

Locus: 216 West Street W. Bridgewater, MA 02379

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

BROTHERS REALTY TRUST

Ear austel David A.

Paul J Grant, Trustee 01/16/04 91440H DECCEO #7028

O

REGREE

FIX

949N.JD

\$684.00 CRRI



## COMMONWEALTH OF MASSACHUSETTS

Plymouth, as

January 15, 2004

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

Motary Public My commission expires: 5-15-09

