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Bk 33050 Pg46 #33188  
07-07-2020 @ 01:30p

### QUITCLAIM DEED

I, **CHARLES M. SABATT**, Special Fiduciary of The Lyndon Paul Lorusso Charitable Foundation of 2002, under a trust agreement dated September 4, 2002, by power conferred by the order of the Barnstable Superior Court dated June 11, 2020(see attested copy of said order recorded herewith), of 255 Breeds Hill Road, Barnstable (Hyannis), Barnstable County, MA 02601

in consideration One Million, Two Hundred Thousand and No/100ths Dollars (\$1,200,000.00) the receipt whereof is hereby acknowledged,

hereby grant to **Standard Holdings, LLC**, a Massachusetts limited liability company, having a usual place of business or principal office at Unit 18, 540 Main St., Hyannis, MA 02601

with QUITCLAIM covenants

the land located within the Town of Barnstable, Barnstable County, Commonwealth of Massachusetts lying on the northerly side of a State Highway known as Falmouth Road (Route 28) as more particularly bounded and described as follows:

Beginning at a point marked by a concrete bound on the northerly side line of said State Highway at land marked "formally Charles B. Marchant" on the plan hereinafter mentioned; thence running

South 78° 34' 30" West by said northerly Sideline of said State Highway two hundred seventy-five (275) feet to a point at land now or formerly of Benjamin White; thence turning and running

North 11° 25' 40" West by White land, one hundred ninety-eight and 61/100 (198.61) feet; thence turning and running

North 13° 27' 10" East by said White land, two hundred forty (240) feet; thence turning and running

MASSACHUSETTS STATE EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 07-07-2020 @ 01:30pm  
CtL#: 948 Doc#: 33188  
Fee: \$4,104.00 Cons: \$1,200,000.00

BARNSTABLE COUNTY EXCISE TAX  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
Date: 07-07-2020 @ 01:30pm  
CtL#: 948 Doc#: 33188  
Fee: \$3,672.00 Cons: \$1,200,000.00

North 79° 49' 49" East by said White land, one hundred fifty (150) feet; thence turning and running

South 66° 19' 20" East by said White land, one hundred ninety-five (195) feet; thence turning and running

South 12° 48' 32" West by said land marked "formerly Charles H. Marchant", three hundred thirty (330) feet to the point of beginning on the northerly sideline of said State Highway.

Or howsoever said premises may otherwise be bounded and described.

Said land is a portion of the premises shown on a plan entitled "Plan of Land in Centerville, Mass., Belonging to Norma Voso Lewis" dated June 7, 1958 drawn by Nelson Bearse & Richard Law, Surveyors, which plan is recorded with the Barnstable County Registry of Deeds in Plan Book 142, Page 47, and contains 2.98 acres, more or less. Said State Highway is shown as Hyannis By-Pass on said plan.

See also plan entitled "Plan of Land Falmouth Road, (Hyannis), Barnstable, Barnstable County, Mass. As Built Plan," dated November 4, 1985, by Yunits Engineering Co., Recorded with said Registry in Plan Book 407, Page 31.

**Property Address: 850 Falmouth Rd., Centerville, Massachusetts 02632**

For Grantor's Title see Deed of Mark Thompson, Trustee of Lyndon Land Trust to the Trustees of the Lyndon Paul Lorusso Charitable Foundation of 2002 recorded in the Barnstable County Registry of Deeds in Book 25220, Page 34. Also see, "Paul C. Lorusso, Trustee v. Mark Thompson et al." Barnstable Superior Court, Docket #1772 CV 00613 and *Order Authorizing Sale* recorded herewith.

Executed as a sealed instrument this 7<sup>th</sup> day of July, 2020.

The Lyndon Paul Lorusso  
Charitable Foundation Of 2002 under a  
trust agreement dated September 4, 2002  
By its Special Fiduciary:



Charles M Sabatt  
Special Fiduciary

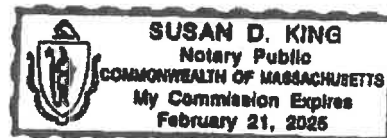
COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 7<sup>th</sup> day of July, 2020, before me, the undersigned notary public, personally appeared, Charles M. Sabatt as Special Fiduciary aforesaid, personally known to me, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged the foregoing to be his free act and deed and that he signed it freely and voluntarily for its stated purpose.



Notary Public  
My Commission Expires:



## QUITCLAIM DEED

PROPERTY ADDRESS: 3 WHITEHALL WAY, HYANNIS MA 02601

I, **ALLEN J. WHITE**, with an address of 405 South Street, Hyannis, MA 02601

For consideration paid in the full amount of Twenty-five Thousand Dollars (\$25,000.00)

Grant to **STANDARD HOLDINGS, LLC**, a Massachusetts limited liability company with an address of 540 Main Street-Suite 18, Hyannis, MA 02601


With **QUITCLAIM COVENANTS**

That certain parcel of land situated at **3 Whitehall Way, Barnstable (Hyannis), Barnstable County, MA** shown as **LOT 1** and containing 15,000 square feet of land on the plan of land entitled: "Plan of Land in Barnstable (Hyannis) Mass. for Whitehall Manor Nursing Home Inc." dated May 24, 1984, drawn by Baxter & Nye Inc., Registered Land Surveyors, which said plan is filed with the Barnstable County Registry of Deeds in Plan Book 388, Page 20.

Said land is subject to the provisions of the sewer line easement granted and reserved in the deed from Whitehall Manor Nursing Home, Inc. et al to The Greenbrier Corporation dated June 3, 1986 and recorded in Book 5113, Page 322 and located along the southerly sideline of said Lot 1.

For my title see deed to me dated May 28, 1986 and recorded with said Deeds in Book 6564, Page 172.

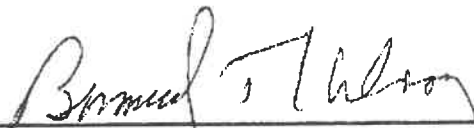
Executed as a sealed instrument this 28<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
ALLEN J. WHITE

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BARNSTABLE

On this 28<sup>th</sup> day of July, 2020, before me, the undersigned notary public, personally appeared the above named ALLEN J. WHITE as aforesaid, who proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, 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.

  
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Bernard T. Kilroy, Notary Public  
My Comm. Exp: 08/12/2022

