



Bk: 59672 Pg: 322  
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**FROM THE OFFICE OF:**  
John A. Mavricos, Esq.  
Christopher, Hays, Wojcik & Mavricos, LLP  
446 Main Street, 8<sup>th</sup> Fl.  
Worcester, MA 01608


**CORRECTIVE DEED**

Property Address: 375 Davis Street, Northborough, Massachusetts

I, JUNE E.O. ROMAN, as Trustee of the DAVIS STREET REALTY TRUST, a Trust created by Declaration of Trust dated September 16, 2004, and recorded with the Worcester District Registry of Deeds in Book 34623, Page 57, and as reflected in Trustee Certificate recorded with the Worcester District Registry of Deeds in Book 59672, Page 320, of 13 Saddle Hill Drive, Northborough, Worcester County, Massachusetts, for consideration paid, and in full consideration of less than One Hundred Dollars (\$100.00), grant to JUNE E.O. ROMAN, as Trustee of the DAVIS STREET REALTY TRUST, as cited above, with quitclaim covenants, all of my rights, title and interest in the land and buildings in Northborough, Worcester County, Massachusetts, as set forth in a deed dated September 16, 2004, and recorded with the Worcester District Registry of Deeds in Book 34623, Page 65, as more particularly described in Exhibit A attached hereto.

The purpose of this deed is to correct an error in the aforementioned deed dated September 16, 2004 and recorded in the Worcester North District Registry of Deeds in Book 34623, Page 65. The property address should have been listed as **375 Davis Street, Northborough, Massachusetts** instead of 345 Davis Street, Northborough, Massachusetts.

WITNESS my hand and seal this 17<sup>th</sup> day of Sept., 2018.

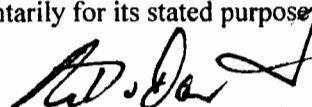
  
June E.O. Roman, as Trustee of the  
Davis Street Realty Trust

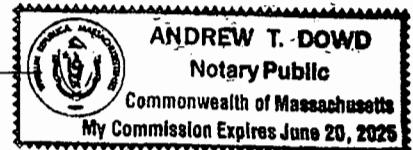
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

Sept. 17, 2018

Then personally appeared before me the above-named JUNE E.O. ROMAN, who is personally known to me or produced a valid driver's license as identification, and acknowledged that she signed the foregoing instrument voluntarily for its stated purpose.

  
Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



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**"EXHIBIT A"**

Property Location: 375 Davis Street, Northborough, Massachusetts, 01532

The land in Worcester County particularly described as follows:

Parcel II as shown on a plan entitled "Plan of Land in Northborough, MA, owner Warren S. Oberg, dated August 20, 2004, by Guerard Survey Co. & Assoc., Inc." which plan is recorded in the Worcester District Registry of Deeds in Plan Book 815, Plan 43.

Parcel II is bounded and described as follows:

BEGINNING at a drill hole on Davis Street at the intersection of land now or formerly of Elizabeth Realty Trust, June Oberg, Trustee;

THENCE north 06° 36' 47" east 202.00' to a point;

THENCE north 83° 23' 13" west along the Elizabeth Realty Trust land and land now or formerly of Peterson 201.00' to a point;

THENCE south 06° 36' 47" west along the Peterson land 172' to a point;

THENCE by a curve the radius of which is 30.00' a distance of 47.12' to a point of the intersection of Davis Street;

THENCE north 83° 23' 13" west along Davis Street 110.00' to intersection of land now or formerly of Peterson;

THENCE by a curve having a radius of 30.00' a distance of 47.12' to a point;

THENCE north 06° 36' 47" east along the Peterson land 172.00';

THENCE north 83° 23' 13" west along the Peterson and land now or formerly of Elizabeth Realty Trust, June Oberg, Trustee 185.00' to a point at the intersection of land now or formerly of Newfell;

THENCE north 01° 18' 37" east along the Newfell land and land now or formerly of Cheng 290.40' to the intersection of Parcel 1 as shown on the plan;

THENCE north 78° 52' 43" east along Parcel 1 238.48' to a point;

THENCE north 70° 59' 25" east along Parcel 1 166.39' to a point at the intersection of land now or formerly of Nodoushani;

THENCE south 07° 54' 25" east along the said Nodoushani land and land now or formerly of Roman 341.67' to a point at the intersection of land now or formerly of Warren Oberg;

THENCE south 06° 36' 47" west along the Oberg land 25.00' to a point;

THENCE north 83° 04' 27" east along the Oberg land 251.54' to a point;

THENCE south 60° 11' 27" east along the Oberg land and land now or formerly of Elizabeth Realty Trust, June Oberg, Trustee 228.65' to a point at the intersection of Davis Ave;

THENCE south 50° 59' 17" west along Davis Ave. 348.12' to a point at the intersection of Davis Street;

THENCE north 83° 23' 13" west along Davis Street 211.25' to the point of beginning.

Parcel II contains 6.21 acres according to the plan.

Parcel II is conveyed together with and subject to a 25 foot wide sewer easement.