



2024 00025495

Bk: 58869 Pg: 113 Page: 1 of 6

Recorded: 05/02/2024 11:20 AM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made this 14th day of February, 2023, by and between SIYASHAM LLC, having an address of 21 East Water Street, Rockland, MA 02370 (the "Grantor") and 167 UNION STREET LLC, having an address of 167 Union Street, Rockland, MA 02370 (the "Grantee"). Any and all prior Easements given by the Grantor are hereby released and extinguished.

WHEREAS, the Grantor owns the land with the buildings thereon known and numbered as 21 East Water Street, Rockland, MA 02370 more particularly described in a Deed, dated May 29, 2008, and recorded with the Plymouth County Registry of Deeds in Book 36017, Page 304, (the "Burdened Premises"); and

WHEREAS, the Grantees own the land with the buildings thereon known and numbered 167 Union Street, Rockland, MA 02370 more particularly described in a Deed dated 4/13/2023 and recorded with the Plymouth County Registry of Deeds in Book 57823, Page 308, (the "Benefited Premises");

WHEREAS, the grant of easement, rights, covenants, and agreements set forth herein shall run with the land of the Grantor and Grantee referenced above and shall be binding upon and inure to the benefit of the heirs, successors, grantees and assigns of the Grantor and Grantee.

WHEREAS, the Grantor has agreed to grant the Grantee an easement on the terms and conditions hereinafter set forth, over a portion of the Burdened Land described as follows:

The northeast corner of the Grantee's lot where the building and wood landing encroaches onto the Grantor's land as shown in the attached plan.

Being shown as the area marked "Building Encroachment Detail: SCALE 1" = 10'" on a plan by Merrill Engineers and Land Surveyors dated January 5, 2023 and recorded HERewith.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows: of \$1.00 (one dollar).

1. The foregoing recitals are incorporated herein and expressly made a part hereof.
2. The easements, rights and obligations granted by this Agreement may only be released, extinguished, amended, waived or modified by a written instrument in recordable form, executed and delivered by the Grantor and Grantee or their respective successors and assigns.

✓ William T Barry

225 prospect st

Hingham Ma 02043



prop: 167 Union ST Rockland MA

3. This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts.
4. This Easement Agreement shall be binding upon both the Grantor and Grantee, their heirs, successors and assigns.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of this 30 day of ~~February, 2023~~
April 2024

GRANTEE:

167 UNION STREET LLC

167 UNION STREET LLC

William T. Barry
WILLIAM T. BARRY, MANAGER

Alicia M. Barry
ALICIA M. BARRY, MANAGER

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

30 April 2024

On this 30 day of ~~February, 2023~~, before me, the undersigned notary public, personally appeared, **WILLIAM T. BARRY and ALICIA M. BARRY**, who proved to me through satisfactory evidence of identification, which was MADL / MADL, to be the persons who signed the preceding or attached document in my presence, and acknowledged to me that they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief as Managers of 167 UNION STREET LLC.

Pamela J. Engel
Notary Public
My commission expires: May 22, 2026

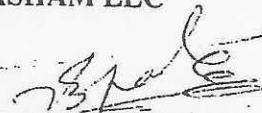


PAMELA J ENGEL
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 22, 2026

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of this 14th day of February, 2023.

GRANTOR:

SIYASHAM LLC

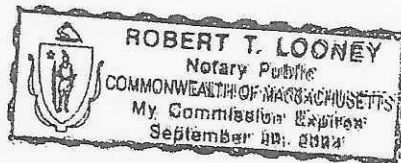


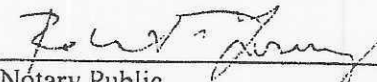
VINAYKUMAR PATEL, MANAGER

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 14th day of February, 2023, before me, the undersigned notary public, personally appeared, VINAYKUMAR PATEL, who proved to me through satisfactory evidence of identification, which were Personal Knowledge, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief as Manager of SIYASHAM LLC.





Notary Public
My commission expires: 9/20/24

Property Address: 167 Union Street, Rockland, Massachusetts

*** Electronic Recording ***
Doc#: 00022316
Bk: 57823 Pg: 308 Page: 1 of 2
Recorded: 04/13/2023 02:32 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 04/13/2023 02:32 PM
Ctrl# 164380 04243
Fee: \$4,240.80 Cons: \$930,000.00

QUITCLAIM DEED

REILLY ENTERPRISE GROUP, INC., a Corporation duly organized under the laws of the Commonwealth of Massachusetts, with principal place of business located at 167 Union Street, Rockland, MA,

For consideration paid and in full consideration of NINE HUNDRED AND THIRTY THOUSAND, (\$930,000.00) Dollars AND 00/100,

Grants to 167 UNION STREET LLC, a Massachusetts limited liability company with a business address of 225 Prospect Street, Hingham, MA 02043,

WITH QUITCLAIM COVENANTS,

That certain parcel of land situated on the Easterly side of Union Street and being shown on "Compiled Plan of Land, Union Street, Rockland, Massachusetts" dated October 31, 1973 by Perkins Engineering, Inc., Rockland, Mass., recorded with Plymouth Deeds, Book 3948, Page 42, bounded and described as follows:

NORTHERLY	by land now or formerly of Penn Central Company, as shown on said plan, eighty-two and 5/100 (82.5) feet;
EASTERLY	by land now or formerly of Penn Central Company and Albert Culver Co., as shown on said plan, eighty-two and 5/100 (82.5) feet;
SOUTHERLY	by land now or formerly of Girolania Battista, as shown on said plan, ninety-nine (99.0) feet; and
WESTERLY	by Union Street, as shown on said plan, eighty-two and 5/100 (82.5) feet.

For Grantor's title please see deed of Joseph E. DeAndrade, dated February 11, 2003, recorded at the Plymouth County Registry of Deeds in Book 24198 at Page 329.

Witness my hand and seal this 28 day of February, 2023.

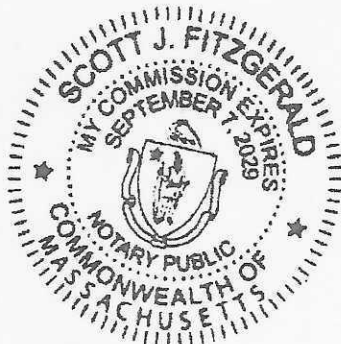
REILLY ENTERPRISE GROUP, INC.

Brenda Kelly
By, Brenda Kelly, Its President

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this date, February 28, 2023, before me, the undersigned notary public, personally appeared Brenda Kelly in her capacity as President of Reilly Enterprise Group, Inc., and proved to me through satisfactory evidence of identification, which was her Massachusetts driver's license to be the person(s) whose name is signed on the preceding or attached Quitclaim Deed, acknowledged to me that she signed it freely and voluntarily for its stated purpose, and that she had the authority to bind and act on behalf of Reilly Enterprise Group, Inc., as its President.



Scott J. Fitzgerald, Notary Public
My Commission expires: 9/7/29

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The foregoing is a true copy from the
Plymouth County Registry of Deeds
Book 57823 Page 308
Attest John R. Buckley Jr.
Register