

Middlesex South Registry of Deeds
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Recording Information

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/09/2021 11:47 AM
Ctrl# 345921 19868 Doc# 00200895
Fee: \$12.996.00 Cons: \$2.850.000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

DELUXE CORPORATION, a Minnesota Corporation with a principal place of business located at 3680 Victoria Street North, Shoreview, Ramsey County, Minnesota, for full consideration of Two Million Eight Hundred Fifty Thousand and 00/100 Dollars (\$2,850,000.00) paid, grant to 500 MG LLC, a Massachusetts limited liability company with a principal place of business located at 6 Lyberty Way, Suite 203, Westford, Middlesex County, Massachusetts,

with Quitclaim Covenants,

the land and buildings thereon situated in Groton, Middlesex County, Massachusetts, more particularly described in Exhibit A attached hereto.

PROPERTY ADDRESS: 500 Main Street, Groton, MA 01471

Said premises are conveyed subject to and with the benefit of easements, rights and restrictions of record, insofar as the same are now in force and applicable, and to real estate taxes and other municipal assessments not yet due and payable.

The Grantor herein certifies that the premises do not constitute all or substantially all of its assets situated in the Commonwealth of Massachusetts and that this transfer is being made in the ordinary course of the Grantor's business.

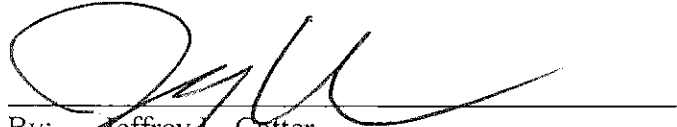
Meaning and intending to convey the same premises conveyed to the Grantor by quitclaim deed of Deluxe Business Operations, Inc. dated December 19, 2013 and recorded with the Middlesex South Registry of Deeds in Book 63144, Page 174.

[Signature Page to Follow]

500 Main Street, Groton MA

Executed as a sealed instrument this the 7TH day of SEPTEMBER, 2021.

DELUXE CORPORATION,
a Minnesota Corporation,



By: Jeffrey L. Cotter
Title: Chief Administrative Officer,
Sr. Vice President, General Counsel and
Secretary

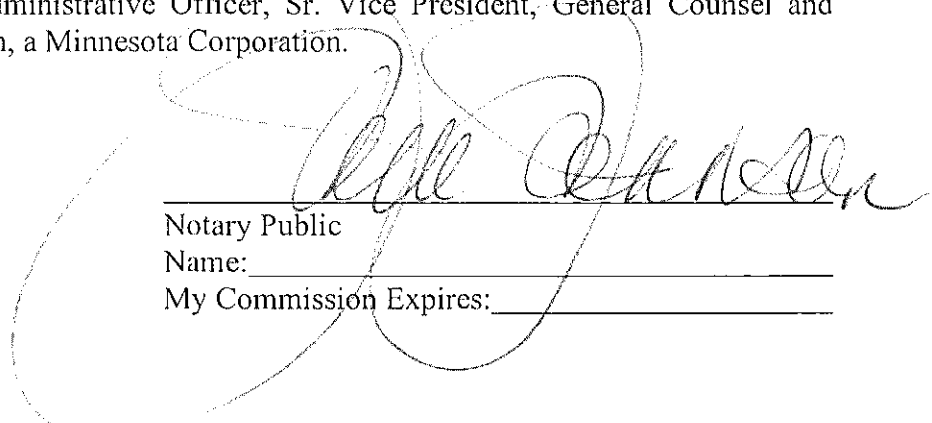
STATE OF MINNESOTA

COUNTY OF HENNEPIN, ss

This instrument was acknowledged before me on SEPTEMBER 17, 2021 by Jeffrey L. Cotter, as Chief Administrative Officer, Sr. Vice President, General Counsel and Secretary of Deluxe Corporation, a Minnesota Corporation.



(seal)



Notary Public

Name: _____

My Commission Expires: _____

EXHIBIT ALegal DescriptionPARCEL I

A certain parcel of land with the buildings, structures and improvements thereon situated in the Town of Groton, County of Middlesex, Massachusetts, being more particularly bounded and described as follows:

- NORTHERLY by land now or formerly of John J. Franczek as shown on a plan hereinafter mentioned, nine hundred forty-nine and 89/100 (949.89) feet;
- EASTERLY by land now or formerly of said Franczek generally following the wire fence as shown on said plan, one thousand thirty-five and 61/100 (1,035.61) feet;
- SOUTHERLY by land formerly of Ethel F. Taylor, Taylor Street and land formerly of Mayo A. and Laries B. Darling as shown on said plan, seven hundred twenty-four and 69/100 (724.69) feet;
- WESTERLY by land formerly of Fred A. and Isabel Porter as shown on said plan, two hundred and 19/100 (200.19) feet;
- SOUTHERLY by land formerly of said Porter, five hundred two and 30/100 (502.30) feet;
- WESTERLY by Route 119 as shown on said plan, two hundred sixty-eight and 71/100 (268.71) feet;
- NORTHERLY by land formerly of Sidney L. and Charlotte L. Carkin as shown on said plan, three hundred seventy-six and 26/100 (376.26) feet;
- WESTERLY by land formerly of said Carkin and by land now or formerly of John M. and Elizabeth T. Crowley as shown on said plan, four hundred thirty-one and 02/100 (431.02) feet; and
- NORTHWESTERLY by land now or formerly of said Crowley, three hundred twenty-one and 92/100 (321.92) feet;

Said Premises contain 27.144 acres of land, more or less and are shown on a plan entitled "Plan of Land in Groton, Mass. (Middlesex County), Oct. 25, 1977 Scale 1' = 100', Robinson & Fox, Civil Engineers – Land Surveyors" recorded with the Middlesex South Registry of Deeds in Plan Book 1977, Page 1358.

PARCEL II

That certain parcel of land with the buildings, structures and improvements thereon in Groton, Middlesex County, Massachusetts shown as Lot "B" on a plan entitled "Plan of Land in Groton, Mass. Scale 1" = 80' dated January 2, 1981 (revised April 6, 1981) Dana F. Perkins and Assoc. Inc., Civil Engineers and Surveyors" recorded with the Middlesex South Registry of Deeds in Plan Book 1981, Page 357, bounded and described as follows:

WESTERLY by Main Street, one hundred sixty-eight and 96/100 (168.96) feet;

NORTHERLY by land formerly of Forrest O. and Helen E. Johnson, five hundred three and 13/100 (503.13) feet and by other land of New England Business Service, Inc., now known as Deluxe Business Operations, Inc., four hundred fourteen and 20/100 (414.20) feet;

EASTERLY by Lot "C" on said plan, one hundred seventy-one and 53/100 (171.53) feet;

SOUTHERLY by land now or formerly of Floyd A. and Eleanor Burrill, one hundred eighty and 39/100 (180.39) feet and six hundred thirty-four and 6/100 (634.06) feet.

Said parcel contains 3.21 acres or land, more or less according to said plan.

PARCEL III

The land with the buildings, structures and improvements thereon in Groton, Middlesex County, Massachusetts situated on Taylor Street and shown as Lot "C" on a plan entitled "Plan of Land in Groton, Mass. Scale 1" = 80' dated January 2, 1981 (revised April 6, 1981) Dana F. Perkins and Assoc. Inc., Civil Engineers and Surveyors" recorded with the Middlesex South Registry of Deeds in Plan Book 1981, Page 357.

Said premises are bounded and described, according to said plan, as follows:

Beginning as a point on said Taylor Street as corner of land of Floyd A. & Eleanor Burrill, as shown on said plan:

Thence S 80° 00'49" E 313.45 feet by land now or formerly of one Carbo to a corner;

Thence N 06° 29'48" E 383.29 feet by land now or formerly of Franczek to a corner;

Thence S 79° 06'50" W 310.49 feet by land of New England Business Service, Inc. now known as Deluxe Business Operations, Inc. to a corner;

Thence S 09° 59' 11" W 271.95 feet to the point of beginning.

Containing 2.28 acres of land, more or less, according to said plan.

PARCEL IV

A certain parcel of land with the buildings, structures and improvements thereon, situated in Groton, Middlesex County, Massachusetts, and bounded and described as follows:

Situated on the Easterly side of the road leading from Groton to the former Hollingsworth Paper Mill in Groton, Middlesex County, Massachusetts and bounded and described as follows:

BEGINNING at the Southwesterly corner of the granted premises at an iron pipe at the Easterly side of the road at the corner of land formerly of Michael Donahue; thence running in a

NORTHERLY direction by said Road, Two Hundred (200) feet to an iron pipe at land formerly of Frank H. Wright; thence running in an

EASTERLY direction by said Wright land, Five Hundred (500) feet to an iron pipe; thence running in a

SOUTHERLY direction by said Wright land, Two Hundred (200) feet to an iron pipe at said land formerly of Donahue; thence running in a

WESTERLY direction by said Donahue land, Five Hundred (500) feet to the point of beginning.

Said parcel contains 100,000 square feet or land, more or less.

PARCEL V

A certain parcel of land with the buildings, structures and improvements thereon situated in Groton, Middlesex County, Massachusetts containing about fifteen acres, more or less, and bounded and described as follows:

Beginning at a point on the easterly side of the main road leading from Groton to Townsend at land of the Town of Groton (being school house lot formerly called No. 15):

Thence northeasterly by said lot about eight rods;

Thence northeasterly by land late of J.M. Hollingsworth, deceased, about ten rods to an oak tree;

Thence in the same direction by said Hollingsworth land to a stone bound at land formerly of S. W. Rowe, deceased;

Thence easterly by said Rowe land to a stone bound at land late of Charles Prescott, deceased;

Thence southerly by said Prescott land to a stone set in the ground at land formerly of John Reidy, deceased;

Thence westerly by said Reidy land to a stone bound at said road;

Thence northerly by said road to the point of beginning.

Excepting about one acre of land contained in the above description which was conveyed by Walter Shattuck to Bridget Carrig by deed dated June 9, 1870 and recorded with Middlesex South District Deeds, Book 1119, Page 341.

Exception also that land contained in the above description which was conveyed to Sidney L. Carkin and Charlotte L. Carkin to George H. Pierce by deed dated December 14, 1935 and recorded with Middlesex South District Deeds, Book 6001, Page 305.