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PRELIMINARY TITLE REPORT

Prepared for:

Stephen Madaus, Esq.

We have examined the records as indexed in the Registries of Deeds and Probate for the County of Worcester (Worcester District) since April 5, 1920 and February 27, 1922

for the Premises described in 1. a Warranty Deed and 2. a Taking

**from 1. William E. Rice
2. Town of Shrewsbury**

**to 1. Town of Shrewsbury
vs. 2. William E. Rice**

**1. dated April 5, 1920 and recorded in Book 2208, Page 524
2. dated February 27, 1922 and recorded in Book 2264, Page 135, as confirmed by deed recorded in Book 2264, Page 404.**

**Title appears to be in Town of Shrewsbury
and is free from encumbrances of record during the period examined, except:**

Taking in Main Street by the Commonwealth of Massachusetts (Department of Public Works, Division of Highways) vs. Town of Shrewsbury dated June 2, 1926 and recorded in Book 2407, Page 377 (see Plan Book 47, Plan 16, Parcel 1);

Order of Taking in Boston Post Road (locally known as Maple Avenue and Main Street) by the Commonwealth of Massachusetts (Department of Public Works) vs. Town of Shrewsbury et als dated May 30, 1979 and recorded in Book 6743, Page 257 (see Plan Book 464, Plan 6, Parcel 6-1);

Terms and provisions of Variance by the Town of Shrewsbury (Board of Appeals) to Shrewsbury Council on the Arts – Town of Shrewsbury, Howard Beal High School dated March 8, 1988 and recorded in Book 11178, Page 23 (to allow erection of a sign 50 sq. ft. in area upon property at 1-7 Maple Ave);

Notice that Precinct 1 in the Town of Shrewsbury votes at Howard W. Beal School, Maple Ave. as recorded in Book 13029, Page 394;

Highway Location in Hascall Street by the Town of Shrewsbury (Board of Selectmen) vs. Town of Shrewsbury dated January 31, 2000 and recorded in Book 22337, Page 164;

Self Help Program Project Agreement between the Town of Shrewsbury and the Commonwealth of Massachusetts for 1 acre of land for conservation and passive recreation purposes dated February 5, 1978 and recorded in Book 6881, Page 397, as affected by Release recorded in Book 16561, Page 276, if affects locus;

Possible lien for utility services pursuant to M.G.L. c. 164, sec. 58B-58F.

Note: Order by the Town of Shrewsbury (Board of Survey) changing in the name of Rice Avenue to Hascall Street.

Note: Reference may be made to Plan Book 35, Plan 3.

Run Through: March 29, 2020
Reference: 14097
Location: Maple Avenue, Main, Hascall and Wesleyan Streets
Shrewsbury, MA

A handwritten signature in blue ink, reading "Nicole J. Trani", is written over a horizontal line.

*Bankruptcy indices are no longer available in the Worcester District Registry of Deeds' computer system; therefore this examination does not include possible bankruptcies.