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10/16/2014 09:17 DEED Pg 1/3

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 10/16/2014 09:17 AM
ID: 1035677 Doc# 20141016000700
Fee: \$5,472.00
Cons: \$1,200,000.00

One Million Two Hundred Thousand Deed

WHITE HORSE PRODUCTIONS, INC., a Massachusetts corporation, for consideration of \$1,200,000.00 paid, grants with Quitclaim Covenants to CABOT STREET THEATRE LLC, a Massachusetts limited liability company having an address of c/o John T. McLaughlin, Esq., 44 School Street, 9th Floor, Boston, MA 02108, the land with the buildings and any and all improvements thereon situated at 286 Cabot Street, Beverly, Essex County, Massachusetts, bounded and described as follows:

- NORTHEASTERLY by Cabot Street, one hundred forty-five and 76/100 (145.76) feet;
- NORTHERLY by land now or formerly of Cullivan by several lines as follows: forty-five (45) feet, eighty-seven and 29/100 (87.29) feet, and one hundred ten and 97/100 (110.97) feet;
- NORTHWESTERLY by land now or formerly of Lane, forty-six and 50/100 (46.50) feet;
- SOUTHERLY by land now or formerly of Goldberg and others, by several lines as follows: forty-five (45) feet, forty-eight (48) feet, and ninety-five (95) feet;
- WESTERLY by land now or formerly of Smith et al, seventy-three and 34/100 (73.34) feet; and
- SOUTHERLY by Judson Street, one hundred and 10/100 (110.10) feet.

Containing 19,550 square feet as shown on a plan entitled "Plan of land belonging to Ware Theatres, Inc., #286-#290 Cabot Street, Beverly, Massachusetts" dated December 1944, by Edgar G. Mitchell, C.E., recorded with Essex South Registry of Deeds as Plan No. 304 of 1944.

Said premises are conveyed subject to and with the benefit of any and all easements, restrictions, takings and agreements of record, if any, so far as now in force and applicable, and to real estate taxes not yet due and payable, which the grantee by acceptance and recording of this deed, assumes and agrees to pay.

Barbara T. McLaughlin
44 School St
Boston, MA 02108

Address of Property: 286 Cabot St.
Beverly, MA