

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 58734
Document Type	: DEED
Recorded Date	: June 07, 2016
Recorded Time	: 03:31:03 PM
Recorded Book and Page	: 55443 / 223
Number of Pages(including cover sheet)	: 5
Receipt Number	: 933774
Recording Fee (including excise)	: \$125.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 06/07/2016 03:31 PM
 Ctrl# Doc# 00058734
 Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

Quitclaim Deed

F&D CENTRAL REALTY CORPORATION INC., a Massachusetts Corporation having a principal place of business at 189 Main Street, First Floor, Milford, Worcester County, Massachusetts

in consideration of **LESS THAN ONE HUNDRED DOLLARS (\$100.00)**, paid

grant(s) to **THE TOWN OF MENDON**, acting by and through its Board of Selectmen, a Massachusetts Municipal Corporation of 20 Main Street, Mendon, Worcester County, Massachusetts, for the purposes determined in a vote under Article 17 of the Mendon Special Town Meeting held on March 21, 2016. A true copy of the vote is attached hereto.

with *quitclaim* covenants

A certain parcel of land situated in Mendon, Worcester County, Massachusetts, on the northerly side of George Street, containing 24.16+/- acres and shown as "Open Space Parcel A" on a plan entitled "Open Space Community Plan 'Pond Meadow Estates' Open Space Parcel 'A' Key Sheet Plan of Land in Mendon, MA Scale 80 feet to an inch Date: January 22, 2014" by Guerriere & Halnon, Inc. and recorded with the Worcester South District Registry of Deeds in Plan Book 906, Page 86.

This instrument does not constitute all or substantially all of the assets of F&D Central Realty Corporation, Inc. situated in the Commonwealth of Massachusetts.

For title, see Deed recorded in Worcester South District Registry of Deeds in Book 45417, Page 344.

The Grantee is a town of the Commonwealth of Massachusetts and no deed excise tax stamps are required pursuant to Chapter 64D, Section 1 of the Massachusetts General Laws.

George S. Mendon MA

Executed as a sealed instrument this 31 day of May 2016.

F&D CENTRAL REALTY CORPORATION INC.

By:

Domingos Afonso
Domingos Afonso, President

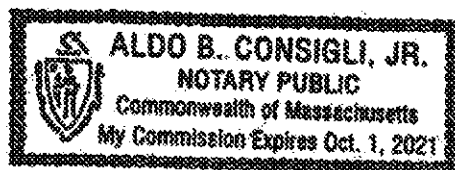
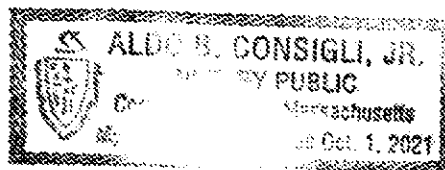
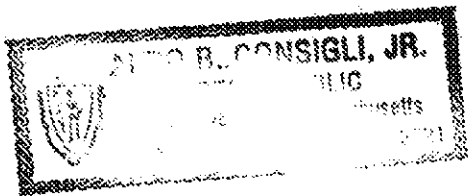
Fatima Afonso
Fatima Afonso, Treasurer

Commonwealth of Massachusetts

Worcester, ss

On this 31st day of ~~April~~ ^{MAY} 2016, before me, the undersigned notary public, personally appeared Domingos Afonso and Fatima Afonso and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identifications, to be the persons whose names are signed on the preceding or attached document(s), and acknowledged to me that they signed it voluntarily for its stated purpose as President and Treasurer of F&D Central Realty Corporation, Inc.

Aldo B. Consigli, Jr.
Aldo B. Consigli, Jr.
Notary Public
My commission expires: 10/01/2021



ACCEPTANCE

We, the undersigned Members of the Town of Mendon Board of Selectmen, accept the within conveyance of land pursuant to Article 17 of the Mendon Special Town Meeting held on March 21, 2016.

Dated at Mendon, Massachusetts this 16th day of May, 2016.

By: Town of Mendon
Board of Selectmen:

Mark W. Reil, Jr.
Mark W. Reil, Jr., Chair

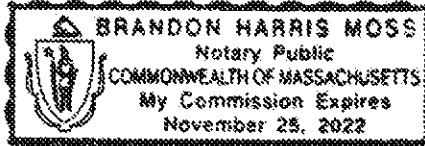
Richard W. Schofield, Jr.
Richard W. Schofield, Jr.

Christopher Burke
Christopher Burke

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 16th day of May, 2016, before me, the undersigned notary public, personally appeared Mark W. Reil, Jr., Richard W. Schofield, Jr., and Christopher Burke, proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as Members of the Board of Selectmen for the Town of Mendon.



Brandon H Moss, Notary Public

My Commission Expires: _____

Margaret Bonderenko



TOWN OF MENDON

Mendon Town Hall
TOWN CLERK
20 Main Street

Mendon, Massachusetts 01756

Telephone: (508)473-1085 Fax: (508)478-8241

At a Special Town Meeting held on March 21, 2016 the voters took the following actions:

ARTICLE 17 Voted to accept, on such terms and conditions as the Board of Selectmen may require and approve in the best interests of the Town, a parcel of land on the northerly side of George Street in Mendon containing 24.16+/- acres and shown as Parcel A on a plan entitled "Open Space Community Plan 'Pond Meadow Estates' Open Space Parcel 'A' Key Sheet Plan of Land in Mendon, MA Scale 80 feet to an inch Date: January 22, 2014" by Guerriere & Halnon, Inc. and recorded with the Worcester Registry of Deeds in Plan Book 906, Page 86 (the Plan), as a donation from F&D Central Realty Corporation. Said Parcel A to be accepted, subject to such approval by the Board of Selectmen, for the following purposes:

- 1) to subdivide a portion of said Parcel A to create a separate lot that complies with applicable zoning for the area where the existing house and sheds at 34 George Street, as shown on the Plan, are located, for the purposes of selling said new lot, house and sheds in conformity with M.G.L. c. 30B and all applicable law; as shown on the Plan, and
- 2) to use the remaining land comprising said Parcel A as open space.

Further, to authorize the Board of Selectmen to sell such new lot, house and sheds on such terms and conditions, and for such consideration, as it deems in the best interests of the Town, and to take such actions and execute such instruments and agreements as may be necessary or appropriate to effectuate the purpose of this motion.

UNANIMOUS VOICE VOTE

A true copy. Attest:

Margaret Bonderenko
Town Clerk

ATTEST: WORC Anthony J. Vigliotti, Register