

# Worcester South District Registry of Deeds Electronically Recorded Document

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

---

## Recording Information

Document Number : 30189  
Document Type : DEED  
Recorded Date : March 27, 2017  
Recorded Time : 01:34:54 PM  
  
Recorded Book and Page : 56894 / 379  
Number of Pages(including cover sheet) : 3  
Receipt Number : 992209  
Recording Fee (including excise) : \$872.84

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 03/27/2017 01:34 PM  
Ctrl# 166020 00086 Doc# 00030189  
Fee: \$747.84 Cons: \$163,965.00  
\*\*\*\*\*

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

**QUITCLAIM DEED**

NORTH POND, LLP, a duly formed Massachusetts limited liability partnership with a principal place of business at 10 Mowry Street, Mendon, Worcester County, Massachusetts

*for the full consideration paid of* ONE HUNDRED SIXTY-THREE THOUSAND, NINE HUNDRED SIXTY-FIVE (\$163,965.00) DOLLARS

*grant to:* RTE. 85 REALTY CORP., a duly organized Massachusetts corporation with a principal place of business at 8 Uxbridge Road, in said Mendon, Worcester County, Massachusetts

***With Quitclaim Covenants:***

The land in said Mendon, with the buildings thereon, situated on the southerly side of George Street, bounded and described as follows:

- NORTHERLY           by said George Street;
- EASTERLY            by land now or formerly of Moses U. Gaskill;
- SOUTHERLY          by land now or formerly of Moses U. Gaskill; and
- WESTERLY            by land now or formerly of Ralph H. Gaskill, as the fence now stands.

Subject to a right of way 10 feet wide and parallel to and adjoining said George Street and extending from the barway at the northwesterly corner of the premises in an easterly dierection 15 feet as reserved to Abbie F. Gaskill, her heirs and assigns in a deed recorded with Worcester District Deeds, Book 2216, Page 43.

Subject to and with the benefit of easements, reservations, restrictions and taking of record, if any, insofar as the same are now in force and applicable.

19 George St., Mendon

The conveyance made hereby is made in the ordinary course of the Grantor's business and the assets conveyed hereby do not constitute all or substantially all of the assets of the Grantor, North Pond, LLP.

For Grantor's Title, see Deed dated September 9, 2016, and recorded with said Worcester Deeds in Book 56442, Page 146.

In Witness Whereof, the said North Pond, LLP has caused these presents to be signed, acknowledged and delivered in its name and behalf by Timothy J. Aicardi, Partner, hereto duly authorized this ~~fourth~~ <sup>27<sup>th</sup></sup> day of March 2016.

NORTH POND, LLP

*Timothy J. Aicardi, Partner*  
By: Timothy J. Aicardi, Partner

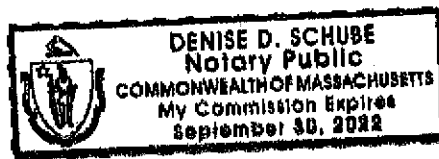
COMMONWEALTH OF MASSACHUSETTS )  
County of Worcester ) SS.

On this the <sup>27<sup>th</sup></sup> day of March, 2017, before me, Denise D Schube, the undersigned Notary Public, personally appeared Timothy J. Aicardi, Partner of North Pond, LLP, aforesaid, proved to me through satisfactory evidence of identity, which was my a current Massachusetts Driver's License, to be the person whose name is signed on the preceding document and acknowledged that he signed it voluntarily for its stated purpose.

*Denise D Schube*  
Denise D Schube, Notary Public

My Commission Expires: September 30, 2022

(Seal)



ATTEST: WORC Anthony J. Vigliotti, Register