

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 04/27/2018 02:06 PM  
 Ctrl# 181237 12874 Doc# 00039919  
 Fee: \$1,824.00 Cons: \$400,000.00  
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Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

**QUITCLAIM DEED**

Brenda Beckwith, f/k/a Brenda Mailloux, Trustee of the Richard A. Skinner Testamentary Trust under the Last Will and Testament of Rita D. Skinner, Worcester Probate and Family Court Docket No. WO14P2017EA, of Mendon, Massachusetts

For consideration of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00) PAID

Grants to Rte. 85 Realty Corp., a Massachusetts Corporation with a usual place of business at 8 Uxbridge Road, Mendon, Massachusetts 01756

**with QUITCLAIM COVENANTS**

The Trustee certifies that the trust has not been amended, revoked or terminated and remains in full force and effect, and that he has full legal power and right and is authorized and directed by the holder of the entire beneficial interest of the trust to execute and deliver this deed to the property.

The land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, situated on the Southerly side of Boston Road, also known as Hartford Avenue, and on the Easterly side of Providence Road, a/k/a South Main Street and Bates Avenue, bounded and described as follows:

Beginning at the Northwesterly corner of the granted premises at the intersection of the Southerly line of said Hartford Avenue with the Easterly line of South Main Street; thence

Southerly by the Easterly side of said South Main Street, about 120.00 feet to an iron pin at land now or formerly of one Lindfeld, now or formerly of one MacLaughlin; thence

S. 87° 30' E., about 40.00 feet; thence  
S. 73° 20' E., about 38.00 feet; thence  
S. 89° 30' E., about 80.00 feet; thence  
S. 19° E., about 98.50 feet; thence  
S. 47° 45' E., about 138.00 feet thence  
N. 84° E., about 80.00 feet to the corner of a wall at land now or formerly of one Ramee, the last six (6) courses bounding on land now or formerly of Lindfeld; thence

Northerly by land now or formerly of said Ramee and a stone wall to the Southeasterly corner of land now or formerly of one McBride; thence

143 HARTFORD AVENUE EAST, MENDON MA 01756

Westerly by the Southwesterly boundary of land now or formerly of McBride to the Southwest corner of said McBride land; thence

Northerly by the Westerly boundary of said land now or formerly of McBride to the Southerly line of said Hartford Avenue, the last line passing through the center of a well near the Southwesterly corner of land now or formerly of said McBride; thence

Westerly by the Southerly line of said Hartford Avenue to the point of beginning.

Subject to the right of way referred to in Deed of Maud B. Ripley to Oliver D. MacLaughlin, dated November 10, 1928 and recorded with the Worcester District Registry of Deeds in Book 2485, Page 328, if the same affects the locus. Being the same premises as described in deed of Distribution dated 9/23/2015 with said Deeds in Book 54372, Page 224.\*\*

Witness my hand and seal this <sup>April</sup> 5<sup>th</sup> day of ~~March~~, 2018.

\*\* The Grantor hereby releases all rights of homestead and states under the pains and penalties of perjury that no other person is entitled to any benefits of an existing estate of homestead.

By: Brenda Beckwith  
Brenda Beckwith, f/k/a Brenda Mailloux  
Trustee

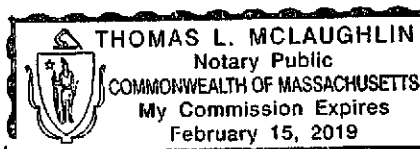
COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

<sup>April</sup>  
~~March~~ 5 2018

On this <sup>April</sup> 5<sup>th</sup> day of ~~March~~, 2018, before me, the undersigned notary public, personally appeared Brenda Beckwith, aforesaid and acknowledged the foregoing instrument to be the free act and deed of the Richard A. Skinner Testamentary Trust and proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document in my presence.

Thomas L. McLaughlin  
Thomas L. McLaughlin, Notary Public  
My Commission Expires: 2/15/2019



ATTEST: WORC Anthony J. Vigliotti, Register