

# 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: 05/29/2020 01:33 PM  
Ctrl# 209543 06465 Doc# 00055550  
Fee: \$5,016.00 Cons: \$1,100,000.00

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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

## QUITCLAIM DEED

RTE. 85 REALTY CORP., a Massachusetts corporation, having a usual place of business of 8 Uxbridge Road, Mendon, Massachusetts

For consideration paid and in full consideration of ONE MILLION ONE HUNDRED THOUSAND and 00/100 (\$1,100,000.00) DOLLARS,

Grants to: 143-145 Hartford Avenue, LLC, a Massachusetts Limited Liability Company with a principal place of business at 165 Westchester Drive, Canton, Massachusetts

with quitclaim covenants

Two certain parcels of land in Mendon, Worcester County, Massachusetts, known and numbered as 143 and 145 Hartford Avenue East, described and bounded as follows:

Parcel I:

The land in Mendon, Worcester County, Massachusetts, known as 143 Hartford Avenue, 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 St, about 120.00 feet to an iron pin at land now or formerly of one Lindfeld, nor 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

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.

#### Parcel II

The land in Mendon, Worcester County, Massachusetts known as 145 Hartford Avenue, situated on the Southerly side of Hartford Avenue bounded and described as follows:

A certain parcel of land containing forty square rods more or less and being in the easterly part of said Mendon on the southerly side of the road leading from the South Milford Store to Medway and bounded as follows, to wit, Beginning at a stake on the south side of said road, thence S. 1 E. seven rods one link, thence N. 85 E. seven rods one link to John Jennison land the first two lines being on Grantor's land, thence on said Jennison land N. 25 W. seven rods two links to said road thence on said road N. 89 ½ W. four rods two and one half links to the point of beginning. Meaning to convey a right to the well, the Grantee, his heirs, and assigns to be one half of the expense in keeping the same in repair.

This sale is in the ordinary course of business and does not represent the sale of all or substantially all of the assets of Rte. 85 Realty Corp. in the Commonwealth of Massachusetts.

Grantor states under the penalties of perjury that the property conveyed herein was not the owner occupied principal residence of the grantor or the grantor's spouse or former spouse, if any.

For title to Parcel I see deed of 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, said deed dated April 5, 2018, and recorded with the Worcester District Registry of Deeds in Book 58725, Page 101. For title to Parcel II see deed of William Slavin and Cynthia Slavin dated September 19, 2019, and recorded with said Deeds in Book 61082, Page 396.

EXECUTED AS A SEALED INSTRUMENT THIS 27<sup>th</sup> DAY OF MAY, 2020.

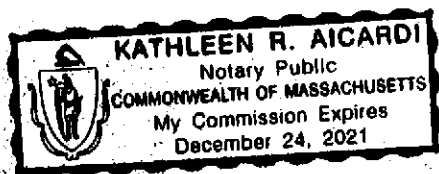
RTE. 85 REALTY CORP.

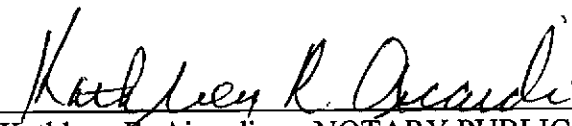
By:   
KEVIN P. MEEHAN, President and Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 27<sup>th</sup> day of May, 2020, before me, the undersigned notary public, personally appeared Kevin P. Meehan, proved to me through personal knowledge to be the person whose name is signed above and acknowledged to me that he signed it voluntarily for its stated purpose as President and Treasurer of Rte. 85 Realty Corp., a Massachusetts corporation.



  
Kathleen R. Aicardi -NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/24/2021