

# 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: 12/23/2020 01:43 PM  
Ctrl# Doc# 00161094  
Fee: \$.00 Cons: \$100.00  
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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 at 8 Uxbridge Road, Mendon, Worcester County, Massachusetts

for consideration paid and in full consideration of less than One Hundred Dollars (\$100.00)

grants to KEVIN MEEHAN and DANIEL E. MEEHAN, AS TRUSTEES OF 21 BATES STREET NOMINEE TRUST, u/d/t dated December 18, 2020, as evidenced by a Trustee Certificate recorded herewith, having a mailing address of 21 Bates Street, Mendon, Worcester County, Massachusetts 01756

**with quitclaim covenants**

A certain tract of land situated in said Mendon, bounded and described as follows:

Commencing at the Southeast corner of the granted premises, at land of one Cram; thence

Northerly along the stone wall as it stands bounded Easterly by Bates Street, 312 feet more or less, to land of one Longton; thence

Westerly and bounded Northerly by said Longton land along stone wall as it now stands, 163 feet to land of one Pettinelli land 250 feet, along the wall as it now stands to land of said Cram; thence

Easterly and bounded Southerly by said Cram land along stone wall as it now stands, 288 feet to the point of beginning, all distances being more or less.

Together with any easements or rights received by deed of release of said Pettinelli, being the second parcel of land described in deed dated April 29, 1940, and recorded at Worcester District Deeds, Book 2774, Page 231.

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 hereby 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.

21 Bates Street, Mendon, MA

Hereby meaning and intending to convey all and the same premises as described in deed dated July 10 and 12, 2018 and recorded with said Deeds in Book 59163, Page 26.

Executed as a sealed instrument this 18<sup>th</sup> day of December, 2020.

RTE. 85 REALTY CORP.


By:

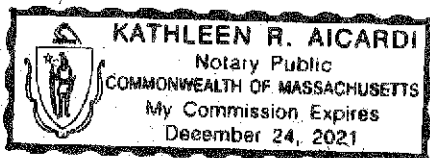
  
Kevin P. Meehan, its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 18<sup>th</sup> day of December, 2020, before me, the undersigned notary public, personally appeared Kevin P. Meehan, proved to me through satisfactory identification which was personal knowledge be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as President and Treasurer of Rtc. 85 Realty Corp., a Massachusetts corporation.

  
Notary Public



My commission expires:

ATTEST: WORC Kathryn A. Toomey, Register