

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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| Recording Fee (including excise) | : \$2,024.60 |

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 01/12/2024 02:23 PM
 Ctrl# 256575 30733 Doc# 00003119
 Fee: \$1,869.60 Cons: \$410,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

QUITCLAIM DEED

WENGER REALTY, LLC, a Massachusetts Limited Liability Company with an office in Bellingham, Massachusetts

for consideration paid in the amount of Four Hundred Ten Thousand and 00/100 (\$410,000.00) Dollars

grants to **HARTFORD EAST CORP.**, a corporation organized under the laws of the Commonwealth of Massachusetts with an office at 60D North Avenue, Mendon, Massachusetts,

with quitclaim covenants

a certain parcel of land, together with the buildings and improvements thereon, situated on the westerly side of Cape Road in Mendon, Worcester County, Massachusetts and shown as LOT 1 on a plan of land entitled "APPROVAL NOT REQUIRED PLAN OF LAND BWC MUDDY BROOK, LLC 35 CAPE ROAD MENDON, MASSACHUSETTS" dated July 11, 2019 prepared by Field Engineering Co., Inc. and filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 945, Plan 98, to which plan reference may be made for a more particular description of said LOT 1.

Said LOT 1 contains 182,162 ± square feet (4.182 ± acres) of land, according to said plan.

Said LOT 1 is conveyed subject to easement rights granted to Massachusetts Electric Company as recited in instrument recorded with said Deeds in Book 61089, Page 161.

Said LOT 1 is conveyed subject to decision by the Mendon Zoning Board of Appeals recorded with said Deeds in Book 61250, Page 123.

Said LOT 1 is conveyed subject to Access and Utility Easement Agreement recorded with said Deeds in Book 61456, Page 190.

This transfer does not constitute a sale of all or substantially all of the assets of the Grantor in the Commonwealth of Massachusetts and is made in the ordinary course of the Grantor's business.

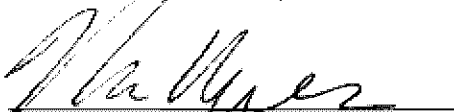
Being a portion of the premises conveyed to the Grantor by deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 55043, Page 261.

[SIGNATURE PAGES TO FOLLOW]

PROPERTY ADDRESS: 35 CAPE ROAD, MENDON, MASSACHUSETTS

Witness my hand and seal this 12th day of January, 2024.

WENGER REALTY, LLC

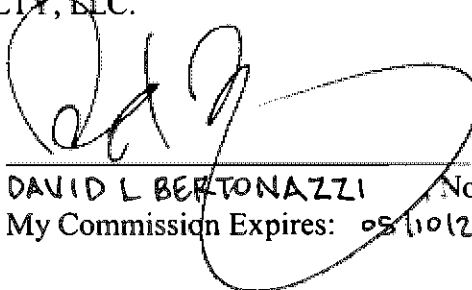


By: MARCUS WENGER
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 12th day of January, 2024, before me, the undersigned notary public, personally appeared MARCUS WENGER, proved to me through satisfactory evidence of identification, which was MA Driver's license, to 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 on behalf of WENGER REALTY, LLC.



DAVID L BERTONAZZI Notary Public
My Commission Expires: 05/10/2024

