

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise) : \$6,363.08

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/31/2018 01:40 PM
Ctrl# 191649 09772 Doc# 00138298
Fee: \$6,238.08 Cons: \$1,368,000.00

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

QUITCLAIM DEED

We, **Dawn Phaneuf and Russell Brown**, each being unmarried, of Milford, Massachusetts and for consideration paid, and in full consideration of **One Million Three Hundred Sixty-Eight Thousand (\$1,368,000.00) Dollars**, grant to **Hastings Street Plaza LLC**, a Massachusetts limited liability company having a principal place of business at 8 Uxbridge Road, P.O. Box 444, Mendon, MA 01756

with QUITCLAIM COVENANTS

The land with the buildings thereon situated on the northwesterly side of Maple Street in Mendon, County of Worcester, Massachusetts, and being Lots 1 and 2 as shown on plan entitled, "Plan of Land in Mendon, Mass., Property of Stanley W. & Grover C. McCaughey, Scale: 1" = 40', September 29, 1966, Schofield Brothers, Registered Land Surveyors, 48 Park Street, Framingham, Mass. & 121 East Main Street, Milford, Mass.", recorded with Worcester District Registry of Deeds, Plan Book 304, Plan 25, and bounded and described as follows:

Southwesterly by land of one Hickmott et ux, 792.62 feet;

Northwesterly by a stone wall at land of one Congdon et ux, 421.85 feet;

Northeasterly by land now or formerly of one Miller et ux, 420.83 feet;

Northwesterly by land of said Miller et ux, 16.50 feet;

Northeasterly again by land now or formerly of said Miller et ux, 469.15 feet; and

Southeasterly by the northern line of said Maple Street, 462.55 feet.

Lot 1 contains 32,200 square feet of land, more or less, according to said plan.

Lot 2 contains 328,137 square feet of land, more or less, according to said plan.

Property Address: 35-37 Hastings Street, Mendon, MA

Subject to pole and wire rights granted to New England Power Company as recited in instrument recorded with said Deeds in Book 2344, Page 178, if same affects the locus.

The grantors hereby state under the penalties of perjury that the property conveyed herein is commercial land and was not the owner occupied principal residence of the grantor's or the grantor's spouse or former spouse.

For title, see deed of Barry A. Phaneuf and Dawn Phaneuf dated September 6, 2012 and recorded with Worcester District Registry of Deeds in Book 49576, Page 52.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness our hands and seals this 27th day of December, 2018.

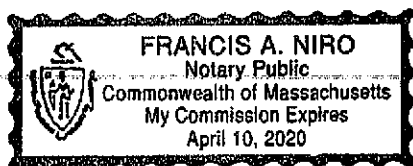
Dawn Phaneuf
Dawn Phaneuf

Russell Brown
Russell Brown

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 27th day of December, 2018, before me, the undersigned notary public, personally appeared Dawn Phaneuf, 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, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed.

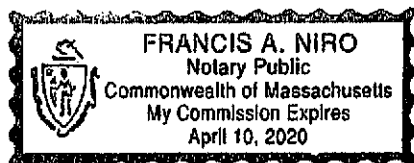


[Signature]
- Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 27th day of December, 2018, before me, the undersigned notary public, personally appeared Russell Brown, 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, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.



[Signature]
-Notary Public
My commission expires:

ATTEST: WORC Anthony J. Vigliotti, Register