

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number : 161635  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/24/2020 11:26 AM  
Ctrl# 218527 22302 Doc# 00161635  
Fee: \$638.40 Cons: \$140,000.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

Return recorded deed to:  
Vendor Connect LLC, 4201 Cypress Creek Parkway, Suite 325, Houston, TX 77068  
Send tax notice to:  
Diego Calle, \_\_\_\_\_  
Prepared by:  
Daniel Ruggiero c/o Vendor Connect LLC, 4201 Cypress Creek Parkway, Suite 325, Houston, TX 77068

**QUITCLAIM DEED**

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of RMF Buyout Acquisition Trust 2018-1, whose address is 3900 Capital City Boulevard, Lansing, MI 48906 ("Grantor(s)"), grants to Diego Calle, whose address is 17 Hopkinton Rd, Upton, MA ("Grantee(s)"), for \$140,000.00, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Worcester South District County, Massachusetts:

THE LAND IN THE WESTERLY PART OF MENDON, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE DRIVEN IN THE GROUND ON THE NORTHERLY SIDE OF PARK STREET, SAID POINT BEING 394.67 FEET DISTANT FROM LAND NOW OR FORMERLY OWNED BY CORNELIUS WIERSMA.

THENCE NORTH 66° EAST 7.83 FEET BY THE NORTHERLY SIDE OF PARK STREET TO A POINT;  
THENCE NORTH 73° 28' EAST 155.17 FEET BY THE NORTHERLY SIDE OF PARK STREET TO AN IRON PIPE;  
THENCE NORTH 6° 30' WEST 280 FEET TO A POINT;  
THENCE SOUTH 71° 59' 25" WEST 164.05 FEET TO THE POINT OF BEGINNING; AND  
THENCE SOUTH 6° 36' EAST 276.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,600 SQUARE FEET OF LAND, MORE OR LESS, ACCORDING TO PLAN RECORDED IN PLAN BOOK 454, PLAN 62.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor(s) by instrument recorded on 9/12/2019 at Bk: 61036 Pg: 187 in the records of Worcester South District County, Massachusetts.

Property Address: 77 Park Street, Mendon, MA 01756. This address is provided for informational purposes only.

**Subject to** all easements, rights-of-ways, covenants, restrictions and public roads of record.

Grantor(s), for himself, his administrators and successors, covenants with Grantee(s), his/her/their heirs, successors and assigns, that the granted premises are free from all encumbrances made by the Grantor(s), and that

77 Park St, Mendon

he will, and his heirs, executors, administrators and successors shall, warrant and defend the same to the grantee and his heirs, successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

Dated: 21<sup>st</sup> day of December, 2020

[Signature Page Follows]

File 1615579

**Signatures.** Grantor signs this Deed as of the date at the top of the first page. This Deed is signed and attested by Grantor's proper officer and its corporate seal is affixed.

Witnessed or Attested by:

GRANTOR:

Briantha St. John  
Briantha St. John

Matthew Hancock  
Matthew Hancock

Wilmington Savings Fund Society, FSB, not in its individual capacity,  
but solely as trustee of RMF Buyout Acquisition Trust 2018-1  
By: Compu-link Corporation, d/b/a Celink, Attorney in Fact

Amy McCain  
By: Amy McCain

Its: ATP- AIF

Power of Attorney to Compu-link Corporation  
d/b/a Celink in Book 61742 Page 180

**ACKNOWLEDGMENT**

STATE OF Michigan )  
COUNTY OF Clinton )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Amy McCain, the ATP of Compu-link Corporation, d/b/a Celink, as Attorney in Fact for Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of RMF Buyout Acquisition Trust 2018-1, known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 21 day of December, 2020

Kristina M. Mireles  
Notary Public

My Commission Expires: 9-11-2021

The preparer has not had any contact with the parties, and did not provide legal advice to either party. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. For any questions regarding this deed, please contact: Vendor Connect LLC, 4201 Cypress Creek Parkway, Suite 325, Houston, TX 77068

