

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: 06/25/2021 01:59 PM
 Ctrl# 224916 00881 Doc# 00088799
 Fee: \$4,560.00 Cons: \$1,000,000.00

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

MASSACHUSETTS QUITCLAIM DEED

The Haywood House LLC, a Massachusetts Limited Liability Company with its principal place of business located at 7-9 Hastings Street, Mendon, Massachusetts,

For consideration paid of **One Million and 00/100 (\$1,000,000.00) Dollars**,

Grants to Philip L. McCutchen and Cheryl McCutchen, as husband and wife, tenants by the entirety of 7 Hastings Street, Mendon, Massachusetts,

With Quitclaim Covenants

A certain parcel of land, with the buildings thereon and all the privileges and appurtenances thereto belonging, situated in said Mendon, on the northwesterly side of Hastings Street, with an address of 7-9 Hastings Street, and being shown on plan entitled "Land of Leola Parkinson et als, Mendon, MA, August 10, 1973, Scale 1" = 40', John R. Andrews, Jr., Registered Land Surveyor" recorded in Worcester District Registry of Deeds, in Plan Book 401, Plan 13, and more particularly bounded and described as follows:

BEGINNING at an iron pipe at the northeasterly corner of the granted premises;

THENCE N. 36° 23' 40" W., 87.09 feet to a point, as shown on said plan;

THENCE S. 88° 53' W., 45.13 feet to a point, as shown on said plan;

THENCE S. 88° 42' W., 35.22 feet to a point as shown on said plan;

THENCE N. 82° 58' W., 20.67 feet to a point, as shown on said plan;

THENCE N. 55° 22' W., 60.45 feet to a point, as shown on said plan;

THENCE N. 43 ° 32' W., 118.90 feet to a point, as shown on said plan;

THENCE S. 46° 28' W., 125.47 feet to a point, as shown on said plan;

THENCE S. 41 ° 28' E., 221.89 feet to a point, as shown on said plan;

7-9 Hastings Street, Mendon, MA 01756

THENCE S. 48° 04' E., 106.70 feet to a point, as shown on said plan;

THENCE S. 54° 57' E., 48.81 feet to an iron pipe on the northwesterly side of Hastings Street, as shown on said plan, all of the aforementioned courses being by land now or formerly of Parkinson, as shown on said plan;

THENCE running along said Hastings Street on a curve having a radius of 630 feet, 141.03 feet to a Massachusetts Highway Bound, as shown on said plan;

THENCE N. 39° 36' E., 55.65 feet along said Hastings Street to the point of beginning.

Said premises containing 57,560 square feet, more or less, as shown on said plan.

Subject to the right to maintain and repair the drain leading from the barn located on the premises conveyed to John Harcovitz et ux, by deed of Clayton E. Parkinson et ux, dated June 8, 1966, and recorded in Worcester District Registry of Deeds in Book 4672, Page 583.

Together with a right to pass and repass over a strip of land adjoining the northeasterly line of land now or formerly of said Parkinson and leading from Hastings Street, said strip being twenty-six (26) feet wide on Hastings Street and reducing to fourteen (14) feet, the same being shown on Plan hereinbefore mentioned.

Together with the right to park vehicles in a portion of said right of way, said area being ten (10) feet in width and 80.35 feet long, as shown on said Plan, and together with the right to pass and repass over those premises marked "right of way" and having a 40 foot radius for the purpose of moving vehicles to and from said parking area.

Together with the right to pass and repass over a strip of land six (6) feet wide along the southwesterly line of the granted premises leading from Hastings Street, 155.51 feet, as shown on said Plan.

Together with the right to maintain, repair and replace three (3) drains leading from the house, green house and boiler room on the granted premises and leading onto the premises conveyed to John Harcovitz et ux by deed hereinbefore mentioned, at the southwesterly side of the granted premises, said drains to be for the discharge of surface water but not sewerage. The above mentioned rights are set forth in above mentioned Deed to John Harcovitz, et ux.

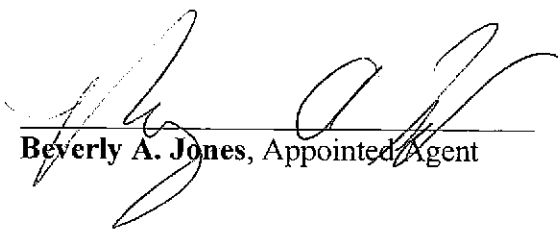
Subject to drain rights granted to Lucille Martin by instrument dated December 14, 1949, recorded with said Deeds in Book 3238, Page 244. Also subject to headwall and drainage rights granted to Commonwealth of Massachusetts, by instrument dated August 24, 1950, recorded with said Deeds in Book 3923, Page 65, if the same affect the locus. Also subject to riparian rights.

Being the same premises conveyed to the Grantor by Deed dated February 6, 2007 and recorded on March 9, 2007 at the Worcester County Registry of Deeds in Book 40795, Page 254.

This sale is made in the ordinary course of business and does not represent all or substantially all of the assets of The Haywood House LLC situated in Massachusetts.

[SIGNATURES ON NEXT PAGE]

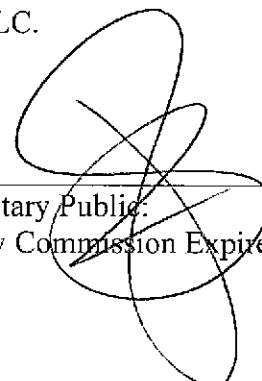
WITNESS my hand and seal this 25th day of May, 2021.


Beverly A. Jones, Appointed Agent

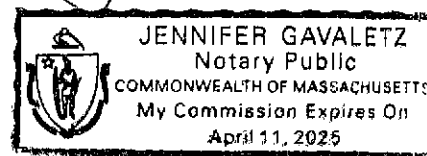
COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

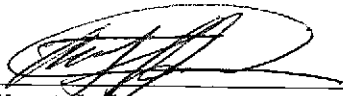
On this 25th day of May, 2021 before me, the undersigned notary public, personally appeared **Beverly A. Jones**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of her knowledge and belief as appointed agent of ^{THE} Haywood House LLC.



Notary Public
My Commission Expires:



WITNESS my hand and seal this 25th day of May, 2021.



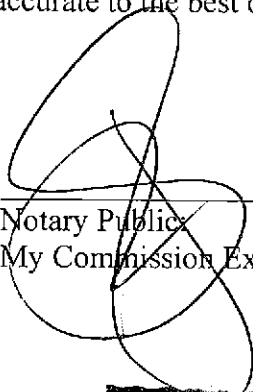
Albert S. Jones, Manager

COMMONWEALTH OF MASSACHUSETTS

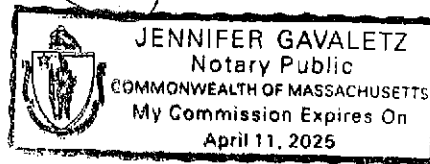
Worcester County, ss

On this 25th day of May, 2021 before me, the undersigned notary public, personally appeared **Albert S. Jones**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of his knowledge and belief as manager of Haywood House LLC.

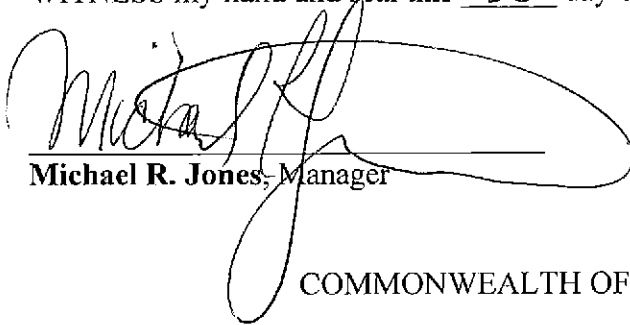
THE



Notary Public
My Commission Expires:



WITNESS my hand and seal this 25th day of May, 2021.



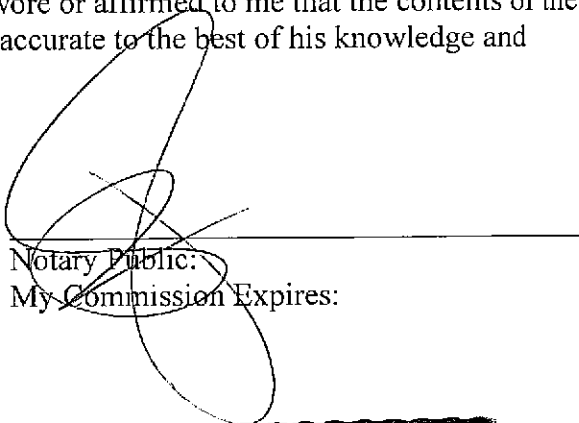
Michael R. Jones, Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 25th day of May, 2021 before me, the undersigned notary public, personally appeared **Michael R. Jones**, proved to me through satisfactory evidence of identification, which was/were DRIVERS LICENSE, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of his knowledge and belief as manager of Haywood House LLC.

The



Notary Public:
My Commission Expires:

