

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

**QUITCLAIM DEED**

I, JASON P. MEEHAN, an unmarried person, individually, of 60 Causeway Street, Millis, MA 02054

for consideration paid of less than One Hundred Dollars and 00/100 (\$100.00)

grant to DETERMINATION, INC., a Massachusetts corporation, having a principal place of business at 8 Uxbridge Road, Mendon, MA 01756

with QUITCLAIM COVENANTS

Three certain parcels of land in Mendon, Worcester County, Massachusetts, bounded and described as follows:

PARCEL 1

A certain parcel of land including all buildings thereon on the easterly side of the road leading from said Mendon to Milford in said Mendon, bounded and described as follows, to wit:

Beginning a stake at the northeasterly corner of the granted premises on the easterly side of said road at other land of grantor; thence in a southeasterly direction 102.92 feet to a stake at the face of a brick wall of a garage owned by and on other land of the grantor; thence in a southwesterly direction through the center of an 18 inch stone dividing wall 28.55 feet to a stake; thence in a southerly direction still bounding on land of grantor 147 feet to a stake at other land of grantor, thence S 55° - 35' W 130.92 feet to a stake in a stone wall at land of one Bracci; thence N. 29° W 206 feet along a stone wall to a stake at an oak tree and bounded by the Mendon Road 141.5 feet to the point of beginning.

Being all the same premises are shown on a "Plan of Land of Arthur Sabatinelli, Mendon, Mass. September 1944, Scale 1" = 20 feet by Eastman and Corbett Inc. C.E." said plan recorded with the Worcester District Registry of Deeds Plan Book 134, Plan 30.

Subject to a party wall agreement as recited in Deed of Arthur A. Sabatinelli et ux, recorded with said Deed in Book 13073, Page 74 and shown on said plan.

65 Milford Street, Mendon MA  
69 Milford Street, Mendon MA  
5 Harrington Street, Mendon MA

Being the same premises conveyed by deed dated December 29, 2015 from Ronald Morese and Theresa A. Morese to Jason P. Meehan recorded with the Worcester District Registry of Deeds, Book, 54801, Page 220.

PARCEL 2

The land in Mendon with the buildings thereon situated on the easterly side of Milford Street, and bounded and described as follows:

- Beginning:** at a point in the easterly side of Milford Street at the intersection of the southerly line of Harrington Street at the northwesterly corner of said premises;
- THENCE:** South 43° 55' 46" East two hundred eighty two and 03/100 (282.03) feet to a point at land now or formerly of E.L. Sabatinelli, Jr.;
- THENCE:** South 46° 04' 14" West one hundred seventy four and 41/100 (174.41) feet to a point at land now or formerly of Ronald and Theresa Morese;
- THENCE:** North 39° 44' 09" West by land of said Morese one hundred three and 56/100 (103.56) feet to a point;
- THENCE:** North 22° 21' 13" East, still at land of said Morese, twenty-eight and 55/100 (28.55) feet to a point;
- THENCE:** North 64° 24' 09" West, still along said land of Morese, ninety-four and 31/100 (94.31) feet to a point at the easterly side of said Milford Street;
- THENCE:** North 22° 17' 51" East along the easterly side of Milford Street one hundred ninety and 77/100 (190.77) feet to the point of beginning.

Containing a total of 40,073 square feet, more or less and being shown on a plan entitled, "Plan of Land in Mendon & Hopedale, Mass." Prepared for Ercole Louis Sabatinelli Jr. dated July 25, 1995 prepared by Guerriere & Halnon, Inc. Engineering & Land Surveying, 38 Pond Street, Franklin, Mass., which Plan is recorded at the Worcester District Registry of Deeds in Plan Book 711, Plan 119.

Being the same premises conveyed by deed dated December 30, 2015 from E. Louis Sabatinelli, Jr. to Jason P. Meehan recorded with the Worcester District Registry of Deeds, Book 54801, Page 223.

PARCEL 3

A certain parcel of land in Mendon, Worcester County, Massachusetts, being shown as Lot 5A on a plan entitled "Plan of Land in Mendon & Hopedale, MA Owner: E. Louis Sabatinelli Jr. Scale: 40 feet to an inch Date: May 10, 2012 Guerriere & Halnon, Inc. Engineering & Land

Surveying, 333 West Street, Milford, MA 01757", which Plan is dated May 10, 2012 and recorded at the Worcester District Registry of Deeds at Plan Book 894, Plan 108 and to which plan reference may be made for a more particular description of said Lot 5A.

Said Lot 5A contains 150,006 ± S.F. of land according to said plan.

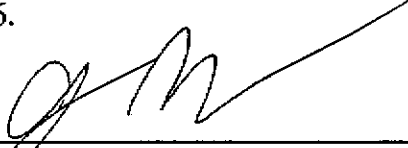
Together with the benefit of a restriction as recited in a Deed dated June 18, 2012 from Grantor to Thomas R. Belland and Kara L. Belland recorded in said Deeds at Book 49149, Page 275 to the extent that the same is in force and applicable.

Subject to rights, easements and restrictions of record, if the same affect locus and are still in force and applicable.

Being the same premises conveyed by deed dated December 30, 2015 from E. Louis Sabatinelli, Jr. to Jason P. Meehan and recorded with the Worcester District Registry of Deeds at Book 54801, Page 217.

The Grantor hereby releases any and all rights of homestead in the within premises and states under the pains and penalties of perjury that he is unmarried and there are no other persons entitled to the protection of the homestead act in the within premises.

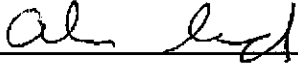
Executed as a sealed instrument this 26th day of July, 2016.

  
\_\_\_\_\_  
Jason P. Meehan

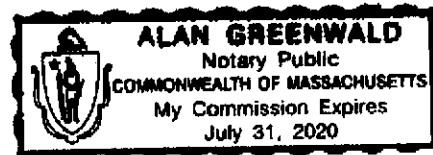
Commonwealth of Massachusetts

Worcester, ss.

On this 26th day of July, 2016, before me, the undersigned notary public, personally appeared Jason P. Meehan proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed above or on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
-Notary Public

My Commission Expires:



ATTEST: WORC Anthony J. Vigliotti, Register