

# 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: 03/17/2020 03:04 PM  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

Total Number of Pages:

**111 MILLVILLE ROAD, MENDON, MA 01756**

Please Return To:

2461 W. LA PALMA AVE  
ANAHEIM, CA 92801

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**QUITCLAIM DEED**

Grantor, **WELLS FARGO BANK, N.A.**, a **NATIONAL ASSOCIATION**, organized under the laws of the United States, whose mailing address is 3476 STATEVIEW BLVD., FORT MILL, SC 29715, for consideration paid of **\$1.00**, grants to Grantee, **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT HIS/HER SUCCESSORS AND ASSIGNS**, whose address is C/O INFORMATION SYSTEMS NETWORK CORP, SHEPHERD MALL OFFICE COMPLEX - 2401 NW 23RD ST., SUITE 1D, OKLAHOMA CITY, OK 73107, with quitclaim covenants, the following described parcel of land, and the improvements and appurtenances thereto in the County of **WORCESTER**, Commonwealth of Massachusetts, to wit:

**Commonly Known As:**      **111 MILLVILLE ROAD, MENDON, MA 01756**  
**Parcel No.:**                **21-178-111-0**  
**Legal Description:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

For title reference see prior Deed dated **05/14/2019**, and recorded on **05/24/2019** with the **WORCESTER** District Registry of Deeds in Book **60452**, Page **90**.

This conveyance is in the ordinary course of business and does not constitute a transfer of all or substantially all of the assets of **WELLS FARGO BANK, N.A.**, in the Commonwealth of Massachusetts.

111 MILLVILLE ROAD, MENDON, MA 01756

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents on 06/05/19.

ORANGE COAST TITLE COMPANY, as Attorney-in-Fact for, WELLS FARGO BANK, N.A.

By: [Signature]

Name: Jeremy Hardwick

Title: Authorized Signer

[Signers Name]

[Signers Title]

POH REC 4/22/19

BK 60296

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF ORANGE

On, 06/05/2019, before me, MICHAEL DAVID REAGAN, a Notary Public, personally appeared JEREMY HARDWICK who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

[Signature]  
Notary Public (Signature)

Commission Expires: 04/28/2021



**DEED PREPARED BY:**

LAW OFFICES OF SUZAN A. MESSINA  
CHRISTOPHER J. CARREIRA, Attorney at Law  
50 NASHUA ROAD, SUITE 213  
LONDONDERRY, NH 03053

## EXHIBIT "A"

A certain parcel of land with the buildings thereon, situated on the Westerly side of Millville Road, and being Lot #2 on a plan entitled, "Plan of Land of Tertill Sanborn, et ux, Mendon, Mass.," March 17, 1973, Scale 1" = 40', John R. Andrews, Jr., filed with the Worcester South District Registry of Deeds in Plan Book 378, Plan 109 and bounded and described as follows Beginning at an iron pin at the southeasterly corner of the granted premises on Millville Road, Thence North 71 degrees, 59' 40" West, one hundred seventy-six and seventy-nine hundredths (176.79) feet and bounded southerly by Pleasant Street, Thence North 17 degrees 41' 06" East, bounded westerly by Lot 1, two hundred thirty-three and nineteen hundredths (233.19) feet to a point, Thence South 68 degrees 07' 15" East, bounded northerly by land of one Priscilla Bourbeau, two hundred thirteen and twenty-seven hundredths (213.27) feet to a Worcester County Highway Bound, at the northeasterly corner of the granted premises, Thence South 28 degrees 13' 20" West, bounded easterly by said Millville Road, one hundred sixteen and eighty-four hundredths (116.84) feet to a Worcester County Highway Bound, Thence on a curve to the left whose radius is nine hundred five and no hundredths (905.00) feet, one hundred seven and forty-six hundredths (107.46) feet and bounded easterly by said Millville Road to an iron pin being the point of beginning. Containing 45,534 square feet, more or less. For title see deed recorded herewith 49646-333

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

ATTEST: WORC Kathryn A. Toomey, Register