

# 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: 09/15/2020 11:09 AM  
 Ctrl# 213844 03644 Doc# 00106106  
 Fee: \$2,394.00 Cons: \$525,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

## QUITCLAIM DEED

**BEDROCK CROSSING, LLC**, a Massachusetts limited liability company with a principal office at 11 Lovell Street, Mendon, Worcester County, Massachusetts

for consideration paid in the amount of Five Hundred Twenty-Five Thousand and 00/100 (\$525,000.00) Dollars

grants to **MELISSA EILEEN RHODES VANSLETTE** and **KEVIN M. VANSLETTE**, now of 145 Millville Road, Mendon, Worcester County, Massachusetts, husband and wife as tenants by the entirety,

with quitclaim covenants

The land in Mendon, Worcester County, Massachusetts, together with the buildings and improvements thereon, described as follows:

Three certain tracts of land situated in the southerly part of said Mendon on the road leading from Albeeville so called to Chestnut Hill so called, the first tract being situate4d on the easterly side of said road, containing 35 acres of land, more or less, bounded and described as follows:

Beginning at the southwestery corner of the premises on the above described road at land formerly of the heirs of Arnold Taft;

Thence easterly on said heirs land about 24 rods to land now or formerly of Millis Southwick;

Thence northeasterly on said Southwick land and land now or formerly of the heirs of Abel Aldrich about 60 rods to the little Pond so called;

Thence on said Pond and land formerly of Jasen Staples, northerly to a swamp formerly of Edward L. Staples;

Thence westerly, bounded northerly on said Staples land, to a stake;

Thence northerly, bounded easterly by said Staples land, to land formerly of Abram Staples;

Thence westerly, bounded northerly on said Staples land to said road;

Thence southerly on said road to the place of beginning.

The second tract is situated on the westerly side of said road with the house thereon, containing one-half acre, more or less, and is bounded and described as follows:

Property Address: 145 Millville Road, Mendon, Massachusetts

Beginning at the southeasterly corner of the premises at land formerly of Charlotte Brown on said road;

Thence westerly on said Brown land to a corner of a wall;

Thence northerly on said Brown land to land formerly of Benoni Staples;

Thence easterly on said Staples land to said road;

Thence southerly on said road to the point of beginning.

The third tract is situated westerly of the last tract and contains 80 square rods of land, more or less, and is bounded and described as follows:

Beginning at the northeast corner of the premises by land formerly of Linus B. Staples;

Thence S. 12° W. 7 rods and 20 links to the corner of a wall by land formerly of Edward L. Staples;

Thence N. 23 ½° W. 9 rods and 21 links to the corner of a wall;

Thence N. 23 ½° W. 4 rods and 14 links by a wall to said Linus B. Staples land, the last two lines being on land formerly of said Edward L. Staples;

Thence N. 84° E. 12 rods and 21 links to the point of beginning.

Excepting and excluding the parcel of land shown as LOT #2 on a plan of land entitled "LAND OF MAURICE AND DOROTHY DUROCHER MENDON, MASS. DEC. 20, 1974 SCALE 1" = 100'" and filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 452, Plan 25, said LOT #2 having been conveyed by deed recorded with said Deeds in Book 6495, Page 128.

Excepting and excluding the parcel of land shown as LOT #1 on a plan of land entitled "LAND OF MAURICE AND DOROTHY DUROCHER MENDON, MASS. DEC. 20, 1974 SCALE 1" = 100'" and filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 452, Plan 25, said LOT #2 having been conveyed by deed recorded with said Deeds in Book 47561, Page 337


Said premises are conveyed subject to easements rights granted to Massachusetts Electric Company and Verizon New England, Inc. as recited in instrument recorded with said Deeds in Book 62441, Page 192.

This transfer does not constitute a sale of all or substantially all of the assets of the Grantor in the Commonwealth of Massachusetts and is made in the ordinary course of the Grantor's business.

Being all and the same premises conveyed to the Grantor by deed dated August 2, 2019 and recorded with said Deeds in Book 60853, Page 119.

Witness my hand and seal this *9<sup>th</sup>* day of September, 2020.

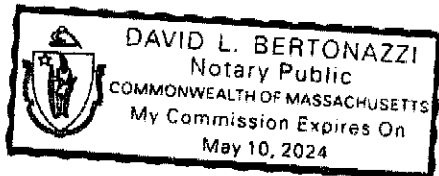
Bedrock Crossing, LLC

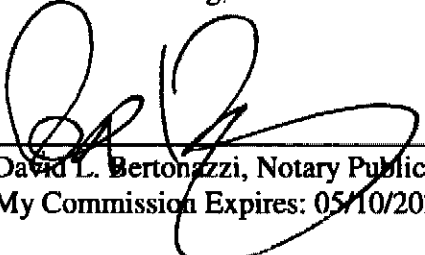
  
By: Jason E. Tetreault, Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this *9<sup>th</sup>* day of September, 2020, before me, the undersigned notary public, personally appeared Jason E. Tetreault, Manager as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of his identity, 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 on behalf of Bedrock Crossing, LLC.



  
David L. Bertonazzi, Notary Public  
My Commission Expires: 05/10/2024