

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: 03/31/2023 11:59 AM
 Ctrl# 248010 22328 Doc# 00024807
 Fee: \$2,280.00 Cons: \$500,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

QUITCLAIM DEED

We, Kathy L. Schug, f/k/a Kathy L. Harris, a married woman, of Loveland, Larimer County, Colorado, Maureen E. Ames, a married woman, of Mendon, Worcester County, Massachusetts and Valerie A. Fagan, an unmarried woman, of Northbridge, Worcester County, Massachusetts

For consideration paid an in full consideration of **FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS**

Grant to Lobisser & Ferreira Construction Corp., a Massachusetts Corporation

Of 1 Charlesview Road, Hopedale, MA 01747

with Quitclaim Covenants

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

PARCEL I

A certain tract or parcel of land situated on the westerly side of Blackstone Street, Mendon, Worcester County, Massachusetts, and being Lot 1 on the plan entitled, "Plan of Land in Mendon, Mass. Surveyed for Robert K. Fagan, Scale 1" = 40', Aug. 1, 1983, Shea Engineering & Surveying Company, Mendon, Mass.," said plan being filed with the Worcester County Registry of Deeds at Book 514, Page 45.

Said premises containing 128,095 square feet.

Parcel II

BEGINNING at the northeasterly corner of the granted premises at the corner of stone walls on the westerly side of said street, said corner of stone walls being approximately 732 feet southerly of land now or formerly of one Murch, formerly of one Tetreault, measured along the westerly line of said Blackstone Street:

THENCE westerly by a stone wall and remaining land of Reginald LaMountagne, now or formerly, 230 feet, more or less, to the intersection of stone walls;

Property Address: 69, 73 & 75 Blackstone Street, Mendon, MA 01756

THENCE southwesterly by a stone wall and remaining land of Reginald LaMountagne, now or formerly, 220 feet, more or less, to the intersection of said walls;

THENCE easterly by a stone wall and remaining land of Reginald LaMountagne, now or formerly, 325 feet, more or less, to the westerly side of said street; and

THENCE northerly by a stone wall and the westerly side of said street, 220 feet, more or less, to the point of beginning.

PARCEL III

A certain parcel of land, with the buildings thereon, situated on the westerly side of Blackstone Street, in said Mendon, and being all the same premises as described in Deed of Reginald LaMountagne to Robert K. Fagan, dated August 31, 1951, and recorded with Worcester District Registry of Deeds in Book 3375, Page 93, to which deed reference may be had for a more particular description of the released premises.

PARCEL IV

A certain parcel of land in said Mendon, situated on the westerly side of Blackstone Street, bounded and described as follows, to wit:

BEGINNING at land of one Phipps and said Blackstone Street;

THENCE westerly by said Phipps land, 288 feet to land of one Pace and LaMontaine;

THENCE southerly by said Pace and LaMontaine land, 150 feet to a stone bound;

THENCE easterly by said Pace and LaMontaine land, 280 feet to said Blackstone Street;

THENCE by said Blackstone Street, northerly to the point of beginning.

The above-described parcels are conveyed subject to all rights, restrictions, easements and agreements of record, insofar as the same are in force and applicable.

Being the same premises conveyed by deeds recorded with Worcester County Registry of Deeds in Book 18927, Page 33 (73 & 75 Blackstone Street) and also Book 42168, Page 30 (69 Blackstone Street).

Meaning and intending to convey and hereby conveying the same premises conveyed to the grantors by Deed of Robert K. Fagan and Shirley A. Fagan, dated October 19, 1994, recorded with the Worcester District Registry of Deeds in Book 16670, Page 266.

The premises hereby conveyed are also shown as Lots 69A, 73A and 75A on a plan of land entitled "Plan of Land in Mendon, Mass. Prepared for: Lobisser & Ferreira Construction Corp.," Date: February 27, 2023. Scale: 40 Feet to an Inch by D&L Design Group recorded with the said Deeds ~~herewith~~. *IN PLAN BOOK 970, PLAN 24.*

Lot 69 contains 73,871 square feet according to said plan.

Lot 73A contains 86,894 square feet according to said plan.

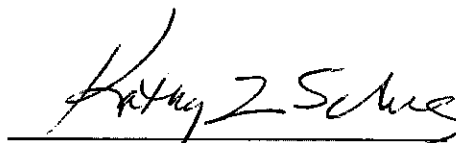
Lot 75A contains 92,289 square feet according to said plan.

Grantors hereby state under the penalties of perjury that they are not entitled to any benefits of an existing estate of Homestead, as this property is not their primary residence. They also state under the penalties of perjury that none of the grantor's has a spouse or former spouse who is entitled to claim an estate of homestead in the premises and no other persons are entitled to any benefits of an existing estate of Homestead

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGES FOLLOW]

Witness my hand and seal this 17 day of June, 2022.



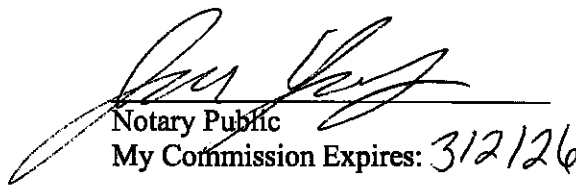
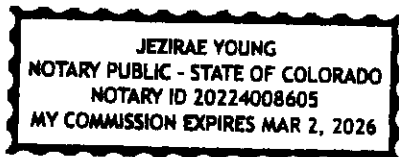
Kathy L. Schug
f/k/a Kathy L. Harris

STATE OF COLORADO

Larimer County

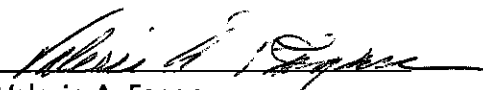
June 17, 2022

Then personally appeared before me, the undersigned notary public, **Kathy L. Schug, f/k/a Kathy L. Harris**, proved to me through satisfactory evidence of identification, being Colorado Drivers License, to be the person who signed the preceding or attached document in my presence and acknowledged to me she they signed it voluntarily for its stated purpose, as her free act and deed.



Notary Public
My Commission Expires: 3/2/26

WITNESS my hand and seal this 11th day of March, 2023



Valerie A. Fagan

COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

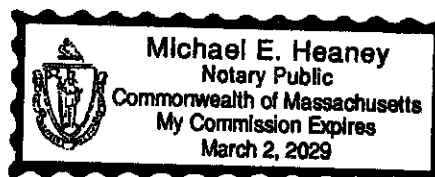
March 11, 2023

On this 11th day of March, 2023, before me, the undersigned notary public personally appeared the above-named Valerie A. Fagan, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, for its stated purposes, as her free act and deed.



Notary Public

My commission expires:



WITNESS my hand and seal this 31ST day of March, 2023

Maureen E. Ames
Maureen E. Ames

COMMONWEALTH OF MASSACHUSETTS

On this 31ST day of March, 2023, before me, the undersigned notary public personally appeared the above-named Maureen E. Ames, proved to me through satisfactory evidence of identification, which was Maureen E. Ames, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, for its stated purposes, as her free act and deed.

Michael E. Heaney
Notary Public

My commission expires:

