

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number	: 105316
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Recorded Date	: December 15, 2023
Recorded Time	: 02:23:44 PM
Recorded Book and Page	: 70002 / 85
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1551491
Recording Fee (including excise)	: \$2,494.28

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/15/2023 02:23 PM  
Ctrl# 255900 03618 Doc# 00105316  
Fee: \$2,339.28 Cons: \$512,777.77

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

## QUITCLAIM DEED

**J-Mat Realty LLC**, a Massachusetts limited liability company with a principal place of business located at 8 Hartford Avenue West, Mendon, MA, for consideration paid, and in full consideration of **Five Hundred Twelve Thousand Seven Hundred Seventy-Seven and 77/100 (\$512,777.77) Dollars**, grants to **Determination Inc.**, a Massachusetts corporation with a principal place of business located at 8 Uxbridge Road, Mendon, MA,

### *with QUITCLAIM COVENANTS*

A certain tract or parcel of land in Mendon, Worcester County, Massachusetts, with the buildings thereon, situated on the southeasterly side of Millville Road, in Mendon, and being more particularly bounded and described as follows:

Northeasterly by a stone wall and an old back road, 50 feet, more or less;

Easterly by a stone wall and said road, 153 feet, more or less;

Southeasterly by a stone wall and land of one Hickmott, formerly of one Allen, 87 feet, more or less;

Southerly by a stone wall and land of one Wagner, formerly of one Brown, 184 feet, more or less; and

Westerly by said Millville Road and a stone wall, 260 feet, more or less.

This conveyance is made subject to and with the benefit of all restrictions, easements, rights, agreements, and stipulations of record, if any there be, insofar as the same are now in force and applicable.

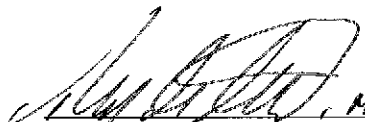
This conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property or assets of J-Mat Realty LLC. J-Mat Realty LLC is a Massachusetts limited liability company and is not treated as a corporation for tax purposes.

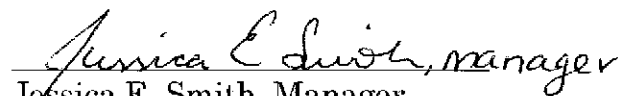
For title, see deed of Charlene Taft dated July 29, 2021 and recorded with Worcester District Registry of Deeds in Book 65882, Page 214.

Property Address: 114 Millville Street, Mendon, MA (f/k/a 112 Millville Road)

Executed as a sealed instrument this 29 day of November, 2023.

**J-Mat Realty LLC**

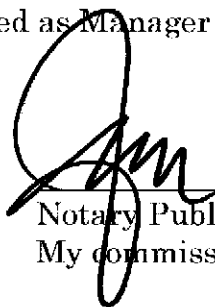
  
 Randy G. Smith, Manager

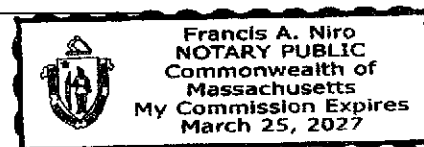
  
 Jessica E. Smith, Manager

**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 29 day of November, 2023, before me, the undersigned notary public, personally appeared Randy G. Smith, Manager of J-Mat Realty LLC, who 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 he signed it voluntarily for its stated purpose as his free act and deed as Manager as aforesaid.

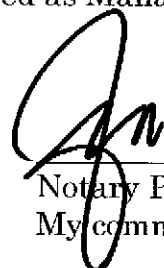
  
 Notary Public  
 My commission expires:



**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 29 day of November, 2023, before me, the undersigned notary public, personally appeared Jessica E. Smith, Manager of J-Mat Realty LLC, who 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 purpose as her free act and deed as Manager as aforesaid.

  
 Notary Public  
 My commission expires:

