

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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| Document Number | : 67877 |
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| Recorded Date | : August 13, 2025 |
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| Recorded Book and Page | : 72389 / 338 |
| Number of Pages(including cover sheet) | : 4 |
| Receipt Number | : 1655418 |
| Recording Fee (including excise) | : \$1,331.48 |

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/13/2025 09:48 AM
Ctrl# 272312 09281 Doc# 00067877
Fee: \$1,176.48 Cons: \$258,000.00

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

QUITCLAIM DEED

Determination, Inc., a Massachusetts corporation with a principal place of business located at 8 Uxbridge Road, Mendon, Massachusetts 01756, for consideration paid, and in full consideration of **Two Hundred Fifty-Eight Thousand and 00/100 (\$258,000.00) Dollars**, grants to **Christopher Rue and Kerri Bonas Rue**, husband and wife as tenants by the entirety, of 112 Millville Street, Mendon, Massachusetts,

with QUITCLAIM COVENANTS

A certain parcel of land, with the buildings thereon, situated on Millville Street in the Town of Mendon, being shown as Lot A on a plan of land entitled "Plan of Land, 112-114 Millville Street, Mendon, Mass., Scale: 1" = 20', Date: May 2, 2024", prepared by Guerriere & Halnon, Inc. and recorded with Worcester District Registry of Deeds in Plan Book 977, Plan 96, reference to which plan may be had for a more particular description of said Lot A.

Said Lot A contains 17,201 square feet of land, or 0.39 acres, according to said plan.

Lot A is conveyed subject to a perpetual, non-exclusive easement, for the benefit of Lot B as shown on said plan, for the installation, maintenance, and use of a septic system under and upon that portion of Lot A shown on as "Utility Easement for Existing Septic System Components, Area = 501 SF" on said plan (the "Easement").

The owner of Lot B and their heirs, successors and assigns, may enter upon the Easement for the purpose of pumping, constructing, repairing, maintaining and replacing said septic system as may be necessary to serve Lot B, all at the sole cost and expense of the owner of Lot B and their heirs, successors and assigns. In the event of such entry, the owner of Lot B and their heirs, successors and assigns shall restore Lot A as nearly as practical to the condition Lot A was in prior to said entry. The terms of the Easement are further described in the Easement and Maintenance Agreement recorded herewith. In the event of any conflict between the Easement described herein and the Easement and Maintenance Agreement, the Easement and Maintenance Agreement shall control.

Property Address: 112 Millville Street, Mendon, Massachusetts

See Grant of Title V Bedroom Count Deed Restriction dated September 11, 2024 and recorded with Worcester District Registry of Deeds in Deed Book 71021, Page 229.

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.

The conveyance of this property does not constitute the sale or transfer of all or substantially all of the assets of Determination, Inc. within the Commonwealth of Massachusetts.

For title, see deed of J-Mat Realty, LLC dated November 29, 2023 and recorded with Worcester District Registry of Deeds in Deed Book 70002, Page 85.

EXECUTED as an instrument under seal this 8th day of August, 2025.

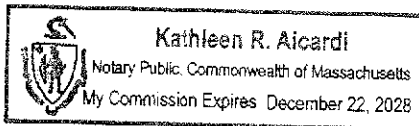
Determination, Inc.

By: [Signature]
Jason Meehan, President &
Treasurer

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 8th day of August, 2025, before me, the undersigned notary public, personally appeared Jason Meehan, President & Treasurer of Determination, Inc., proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed above, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed as President and Treasurer as aforesaid.



[Signature]
Kathleen R. Aicardi, Notary Public
My commission expires: 12/22/2028

ATTEST: WORC Kathryn A. Toomey, Register