

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 86252
Document Type	: DEED
Recorded Date	: October 06, 2025
Recorded Time	: 03:55:52 PM
Recorded Book and Page	: 72640 / 87
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1665969
Recording Fee (including excise)	: \$2,640.20

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/06/2025 03:55 PM
Ctrl# 273985 11330 Doc# 00086252
Fee: \$2,485.20 Cons: \$545,000.00

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

Property Address: 11 Millville Road, Mendon, MA

QUITCLAIM DEED

RTE. 85 REALTY CORP., a Massachusetts corporation, having a usual place of business of 8 Uxbridge Road, Mendon, Massachusetts

In consideration of: FIVE HUNDRED FORTY-FIVE THOUSAND (\$545,000.00) DOLLARS paid,

Grants to: Lauren Clancy and Meagan Cross, joint tenants with rights of survivorship, of 11 Millville Road, Mendon, Massachusetts 01756

with quitclaim covenants

All its right, title and interest to:

A certain parcel of land together with the buildings and improvements thereon in Mendon, Worcester County, Massachusetts, known and numbered as 11 Millville Road, described and bounded as follows:

Parcel 1: contains approximately seven thousand one hundred twenty (7,120) square feet and is situated between the westerly location line of the 1932 County layout of the Millville Road and the center line of the location of the old road, said parcel being more fully described as follows:

BEGINNING at a point on the aforesaid westerly location line one hundred ten (110) feet, more or less, northerly of a Worcester County highway bound (WCH) bearing South 31 degrees 08' 05" East and thirty-four and 33/100 (34.33) feet distant from Station 12 44.97 of Worcester County Commissioners Plan H2336R, Decree 867;

THENCE Northwesterly fifty-five (55) feet, more or less, to the center line of the old road;

THENCE Northeasterly two hundred fifteen (215) feet, more or less, by the center line of the old road to the aforesaid location line;

THENCE Southerly two hundred twenty (220) feet, more or less, by said westerly location line and on a curve of 730.00 feet radius to the point of beginning.

Parcel 2: contains six thousand two hundred fifty (6,250) square feet, more or less, and covers the old location of the road discontinued by the Town of Mendon.

Parcel 3: is situated on the westerly side of the road leading from the Old Turnpike to Millville, and bounded and described as follows:

BEGINNING at said road at land now or formerly of Mrs. Cosgrove;

THENCE Westerly as the wall stood March 5, 1859, and bounded northerly on said Cosgrove land, nineteen (19) rods lacking on (1) foot to stones at the end of a partition wall at land now or formerly of George Wilber;

THENCE Southeasterly on said Wilber land, sixteen and one-fourth (16 1/4) rods to a stake and stones on the northwesterly side of said road;

THENCE Northeasterly by said road, nineteen (19) rods lacking on (1) foot to the point of beginning.

Parcel 4: The land on the northwesterly side of Millville Road, Mendon, shown as parcel "A" on a plan entitled "Plan of Land in Mendon, Mass. Owned by Nicholas Frabotta" Francis J. Brennan, Surveyor, recorded with Worcester District Registry of Deeds, Plan Book 148, Plan 113, said parcel containing 6,100 square feet, more or less, bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises at iron pin set in the ground on the northwesterly side of said road, said point of beginning being 20 feet distant from the northeasterly corner of grantee's land: (the term "grantee" refers to one Frabotta).

THENCE Southwesterly with said road on a curved line having a radius of 730 feet, 20 feet to grantees' land;

THENCE N. 77 degrees 42' W., with grantees' land 305 feet, more or less, to drill hole in stone;

THENCE N. 12 degrees 18' E., with Parcel "C" on said plan 20 feet to iron pin set in the ground;

THENCE S. 77 degrees 42' E., with Parcel "B" on said plan 308.05 feet to the point of beginning, this last course being parallel with a 20 feet distance from the second course.

This conveyance is made subject to a Grant of Easement recorded with the Worcester District Registry of Deeds in Book 45380, Page 244.

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

This conveyance is in the ordinary course of business and does not represent the sale of all or substantially all of the assets of Rte. 85 Realty Corp. in the Commonwealth of Massachusetts.

BEING the same premises conveyed to the grantor by deed of Andreia D. Darian dated October 1, 2007, and recorded with the Worcester District Registry of Deeds in Book 41879, Page 256.

EXECUTED AS A SEALED INSTRUMENT THIS 2nd DAY OF OCTOBER, 2025.

RTE. 85 REALTY CORP.

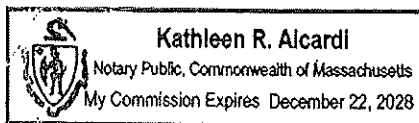
By: _____

Kevin P. Meehan, President and Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 2nd day of October, 2025, before me, the undersigned notary public, personally appeared Kevin P. Meehan, proved to me through 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 President and Treasurer of Rte. 85 Realty Corp.



Kathleen R. Aicardi
Kathleen R. Aicardi - NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/22/2028

ATTEST: WORC Kathryn A. Toomey, Register