

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Property Address: 60 North Avenue, Mendon, MA

DEED

RTE. 85 REALTY CORP., Trustee of the 60 North Ave. Realty Trust, u/d/t dated September 8, 2014, recorded with Worcester District Registry of Deeds, Book 55347, Page 200 (the "Trust"), having a usual place of business at P.O. Box 444, 8 Uxbridge Road, Mendon, Worcester County, Massachusetts

for consideration paid and in full consideration of less than One Hundred and 00/100 Dollars

grants to: RTE. 85 REALTY CORP., a Massachusetts corporation having a usual place of business at P.O. Box 444, 8 Uxbridge Road, Mendon, Worcester County, Massachusetts

with quitclaim covenants

A certain parcel of land, together with the buildings thereon, known as 60 North Avenue, Mendon, Worcester County, Massachusetts and shown on a plan entitled "Plan of Land in Mendon, Mass., Property of Heirs of Gladys B. Holmes, Scale 1" = 40", October 22, 1971, Schofield Brothers, Inc. Registered Land Surveyor, 121 East Main Street, Milford, Mass." and filed with the Worcester Registry of Deeds, Plan Book 367, Plan 49, to which plan reference may be made for a more particular description of said parcel.

Said parcel contains 9.412 acres, according to said plan.

Being all and the same premises as described in a deed dated February 29, 2000, recorded with said Deeds, Book 22508, Page 71.

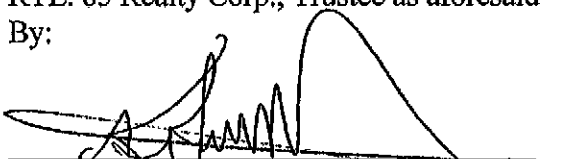
The grantor hereby states under the penalties of perjury that the property conveyed herein was not the owner occupied principal residence of the trust beneficiary or the trust beneficiary's spouse or former spouse.

The aforesaid Grantor Trustee does hereby certify as follows:

1. That Rte. 85 Realty Corp. is the current, and only Trustee of the aforesaid Trust.
2. That the aforesaid Trust has not been amended or modified except by First Amendment dated June 27, 2016, recorded with said Deeds, Book 55606, Page 59, and has not been revoked or terminated.
3. That the Trustee have been specifically authorized and empowered by the provisions of the Trust and by the beneficiary(ies) of the Trust, who expressly consents, to convey the property at 60 North Avenue, Mendon, Massachusetts from the Rte 85 Realty Corp. as Trustee of the Trust to Rte. 85 Realty Corp. individually, and not as Trustee of the Trust, and has the authority to execute and deliver any and all documents which the said Trustee may, in its discretion, deem necessary to so convey said premises.
4. There are no conditions precedent to the actions of the trustee, other than the authority of the beneficiaries as attested to above, or which are, in any manner, germane to the affairs of the trust.

Executed as a sealed instrument this 8th day of January, 2017.

RTE. 85 Realty Corp., Trustee as aforesaid
By:



Kevin P. Meehan, its President and Treasurer

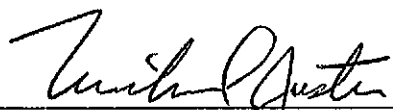
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 8th day of January, 2017, before me, the undersigned notary public, personally appeared Kevin P. Meehan, 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 President and Treasurer of Rte. 85 Realty Corp., a Massachusetts corporation, as Trustee of the 60 North Ave. Realty Trust.



MICHAEL JUSTER
 NOTARY PUBLIC
 Commonwealth of Massachusetts
 My Commission Expires
 September 5, 2019



Michael Juster - Notary Public
 My commission expires: 09/05/2019

ATTEST: WORC Anthony J. Vigliotti, Register