

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number	: 36826
Document Type	: DEED
Recorded Date	: April 26, 2019
Recorded Time	: 01:57:43 PM
Recorded Book and Page	: 60322 / 279
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1141082
Recording Fee (including excise)	: \$1,265.00

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 04/26/2019 01:57 PM  
Ctrl# 194923 30535 Doc# 00036826  
Fee: \$1,140.00 Cons: \$250,000.00

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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

QUITCLAIM DEED

RTE. 85 REALTY CORP., a Massachusetts corporation, with a principal place of business at 8 Uxbridge Road, Mendon, Massachusetts

in consideration of: TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) DOLLARS PAID

grants to: JOHN J. KNOX AND SHIRLEY A. KNOX, husband and wife as tenants by the entirety, of 241 Mendon Road, Sutton, Massachusetts

with QUITCLAIM COVENANTS,

A certain parcel of land with the buildings thereon known and numbered as 60 North Avenue, Mendon, Massachusetts, containing 60,016± square feet and shown as Lot 1 on a plan entitled "PLAN OF LAND 60 NORTH AVENUE IN Mendon, Massachusetts SCALE: 40 FEET TO AN INCH DATE: MARCH 25, 2019", which plan is recorded with the Worcester District Registry of Deeds in Plan Book 941, Plan 55.

Grantor hereby states under the penalties of perjury that the property conveyed herein was not the owner-occupied principal residence of the grantor or the grantor's spouse or former spouse, if any.

This conveyance does not represent the sale or transfer of all or substantially all of the assets of Rte. 85 Realty Corp. in the state of Massachusetts.

Being a portion of the premises conveyed to seller by deed recorded with said Deeds in Book 58295, Page 194.

60 North Avenue, Mendon, MA

EXECUTED AS A SEALED INSTRUMENT THIS 18<sup>th</sup> DAY OF APRIL, 2019.

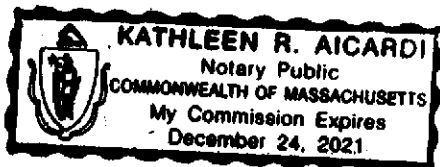
RTE. 85 REALTY CORP.

  
BY: KEVIN P. MEEHAN, PRESIDENT  
AND TREASURER

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 18<sup>th</sup> day of April, 2019, before me, the undersigned notary public, personally appeared Kevin P. Meehan, proved to me through satisfactory identification (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.



  
- NOTARY PUBLIC  
MY COMMISSION EXPIRES:

ATTEST: WORC Kathryn A. Toomey, Register