

# Worcester South District Registry of Deeds

## Electronically Recorded Document

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### Recording Information

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Receipt Number	:	1677983
Recording Fee (including excise)	:	\$2,207.00

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/05/2025 02:33 PM  
Ctrl# 275749 28528 Doc# 00106507  
Fee: \$2,052.00 Cons: \$450,000.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

Property Address:

16 North Avenue  
Mendon, MA 01756

QUITCLAIM DEED

**Ploughed Neck LLC**, a Massachusetts Limited Liability Company having an address of 13 Steeple Street, Mashpee, Massachusetts, for consideration paid and in full consideration of **Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00)** grant to **Zachary Phillips and Stephanie Phillips**, hereafter of 16 North Avenue, Mendon, Massachusetts 01756, husband and wife as *Tenants by the Entirety*,

with *QUITCLAIM COVENANTS*,

A certain tract or parcel of land with the buildings thereon situated on the westerly side of North Avenue in Mendon, Worcester County, Massachusetts, bounded and described as follows:

Beginning at a stake on the westerly side of North Avenue and at the southeast corner of the granted premises, which stake also marks the northeasterly bound of land conveyed to John F Kerkhofet ux by deed dated September 8, 1949; thence S. 72 degrees 00 W. by and with said Kerkhof land 240.70 feet to a stake at land of the Town of Mendon; thence N, 17 degrees 45' W by and said land of the Town of Mendon 75.24 feet to a stake at land of one Palmer, thence N 72 degrees 00 E. 241.03 feet to a stake in the westerly line of North Avenue; then southerly with the westerly line of North Avenue 72.11 feet to the place of beginning. Containing 17,740 square feet.

Subject to and with the benefit of any and all rights, rights of way, restrictions, reservations and easements, insofar as the same are now in force and applicable.

Title

This conveyance is in the normal and usual course of business of the Grantor and does not constitute the sale or transfer of all or substantially all of the Grantor's assets within the Commonwealth of Massachusetts.

**Meaning and intending to convey the same premises conveyed to the Grantor by deed dated July 2, 2025 and recorded with the Worcester County South District Registry of Deeds in Book 72218, Page 225.**

WITNESS our hands and seals this 1<sup>st</sup> day of December, 2025.

Ploughed Neck LLC



By: Mason Hickman, Manager

Ploughed Neck LLC

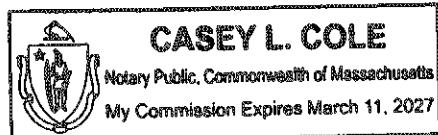


By: Nick Hanney, Manager

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 1<sup>st</sup> day of December, 2025, before me, the undersigned Notary Public, personally appeared the above-named, **Mason Hickman and Nick Hanney, Managers of Ploughed Neck LLC** and proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's Licenses to be the persons whose names is signed on the preceding or attached document and acknowledged to me that they signed the same voluntarily as their free act and deed in their capacity as Manager of Ploughed Neck LLC for its stated purpose.



Notary Public: Casey L. Cole  
My Commission Expires: 03/11/2027

ATTEST: WORC Kathryn A. Toomey, Register