



2012 00156307

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Property Address: 29-31 North Ave.,
Mendon, MA 01756

QUITCLAIM DEED

The Roman Catholic Bishop of Worcester, a corporation sole, organized and operating pursuant to Chapter 197 of the Massachusetts Acts of 1950 and having a usual place of business at 49 Elm Street, Worcester, Worcester County, Massachusetts 01609, for consideration paid and in full consideration of Three Hundred Sixty Thousand Dollars (\$360,000.00), grants to the **Town of Mendon**, a Massachusetts municipality with offices at 20 Main Street, Mendon, MA 01756, *with quitclaim covenants*:

The premises located at and known as 29-31 North Avenue, Mendon, Worcester County, Massachusetts 01756, believed to consist of approximately 2.81 acres and being more particularly described as follows, together with all rights appurtenant thereto and all buildings and structures located thereon:

Beginning at the northwest corner of land of Gertrude Jones;

Thence along North Avenue N. 22° 30' W. two hundred fifty-one (251) feet to a stake at the corner of land belonging to one Allie Werber;

Thence N. 67° 46' E. four hundred ninety-seven and 48/100 (497.48) feet along land of Allie Werber to a stake in the center of stone wall at land of one Svendine;

Thence S. 28° 56' E. two hundred twenty-nine and 25/100 (229.25) feet along center of stone wall along land of Svendine to a drill hole in center of wall at land of one Gertrude Jones;

Thence S. 65° 04' W. five hundred twenty-three and 50/100 (523.50) feet along land of Gertrude Jones to the place of beginning.

Containing one hundred twenty-two thousand five hundred eighty-four (122,584) feet more or less.

Being the same premises as the parcel conveyed by deed of John P. Donahue to the Roman Catholic Bishop of Springfield dated November 9, 1938 and recorded in the Worcester District Registry of Deeds in Book 2733, Page 279.

For Grantor's title see deed from the Roman Catholic Bishop of Springfield, a corporation sole, to the Grantor herein, the Roman Catholic Bishop of Worcester, a corporation sole, dated July 21, 1950 and recorded in Worcester District Registry of Deeds Book 3271, Page 143.

The premises conveyed hereby constitute neither all nor substantially all of the assets of the Grantor corporation.

4

49

IN WITNESS WHEREOF, the same ROMAN CATHOLIC BISHOP OF WORCESTER, a corporation sole, has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by (Most Rev.) Robert J. McManus, hereto duly authorized, this 7th day of December, in the year two thousand and twelve.

Signed and sealed in the presence of:

ROMAN CATHOLIC BISHOP OF WORCESTER, a corporation sole

Thomas J. Sullivan

By: + Robert J. McManus
(Most Rev.) Robert J. McManus, Roman Catholic Bishop of Worcester, a corporation sole

COMMONWEALTH OF MASSACHUSETTS

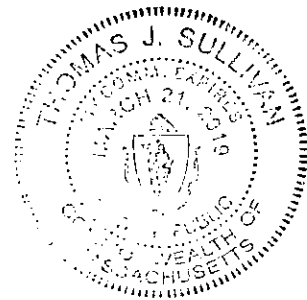
WORCESTER, SS:

December 7, 2012

On this 7th day of December 2012, before me appeared Robert J. McManus, to me personally known, who, being by me duly sworn, did say that he is the Roman Catholic Bishop of Worcester, a corporation sole, that the seal affixed to said instrument is the corporate seal of said corporation, that he signed and sealed said instrument in his capacity as said corporation, and that he acknowledged said instrument to be the free act and deed of said corporation.

Thomas J. Sullivan
Thomas J. Sullivan, Notary Public
My Commission Expires: March 21, 2019

DioceseSt.GabrielSaleSt.MichaelChurchNorthAve.MendonDEED



Margaret Bonderenka



TOWN OF MENDON

Mendon Town Hall

TOWN CLERK

20 Main Street

Mendon, Massachusetts 01756

Telephone: (508)473-1085 Fax: (508)478-8241

At a Special Town Meeting held on June 26, 2012 the voters of Mendon took the following action:

ARTICLE 19 Voted to transfer \$2,500 from State Aid Reserve Account and \$2,500 from Finance Committee Reserve for General Expenses, (line item 131C), to be used as a deposit for an option agreement under which Town shall acquire the exclusive option to purchase the St. Michaels' Church property on North Avenue from the Roman Catholic Bishop of Worcester for \$360,000, which option may be exercised by the Town provided that funds for the purchase are duly appropriated at a future town meeting and thereafter approved by a debt exclusion referendum; and the Selectmen are authorized on behalf of the Town to enter into such option agreement upon such other terms and conditions that they deem to be appropriate.

HAND COUNT

YES 125

NO 31

2/3 voted declared

A true copy. Attest:

Margaret Bonderenka
Town Clerk

At a Special Town Meeting held on Sept. 25, 2012 the voters of Mendon took the following actions:

ARTICLE 4 Voted that the town appropriate and borrow the sum of Three Hundred Sixty Thousand Dollars (\$360,000) for the purpose of purchasing the property known as St. Michael's Church at 29-31 North Ave., Mendon, MA, Parcel ID# 8-189-29-31 and authorize the Treasurer under the direction of the Board of Selectmen, to issue any bonds or notes that may be necessary for that purpose, as authorized by General Laws Chapter 44, Section 7(3a), or any other general or special law, for a period not to exceed 20 years, provided however, that this appropriation and debt authorization shall be contingent upon passage of a Proposition 2 1/2 debt exclusion referendum question under General Laws Chapter 59, § 21C(k). This article did not get a favorable recommendation from the Finance Committee.

Hand Count

YES 113

NO 22

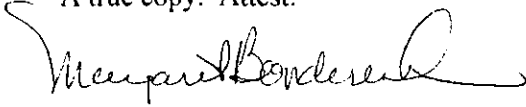
ARTICLE 5 Defeated a motion to Passover this article.

MAJORITY VOICE VOTE

Voted that the town appropriate and borrow the sum of One Million Seven Hundred Thousand Dollars (\$1,700,000) for the purpose of renovating the property known as St. Michael's Church at 29-31 North Ave., Mendon, MA for use as a library and/or other municipal uses and authorize the Treasurer under the direction of the Board of Selectmen, to issue any bonds or notes that may be necessary for that purpose, as authorized by General Laws Chapter 44, Section 7(3a), or any other general or special law, for a period not to exceed 20 years, provided however, that this appropriation and debt authorization shall be contingent upon passage of a Proposition 2 1/2 debt exclusion referendum question under General Laws Chapter 59, § 21C(k). This article did not get a favorable recommendation from the Finance Committee.

HAND COUNT**YES 110****NO 28**

A true copy. Attest:



Margaret Bonderenko
Town Clerk

At the State Election held on Nov. 6, 2012 the voters of Mendon took the following actions:

QUESTION #4

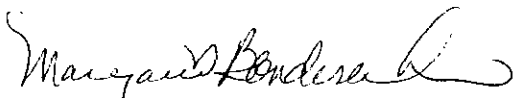
Shall the Town of Mendon be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to purchase the former St. Michael's Church property to be used as the future site of the Taft Public Library and for other compatible public purposes.

YES 1984**NO 1308****QUESTION #5**

Shall the Town of Mendon be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to renovate and equip the former St. Michael's Church property including other site improvements incidental or directly related thereto, to be used for the Taft Public Library and for other compatible public purposes.

YES 1847**NO 1439**

A true copy. Attest:



Margaret Bonderenko
Town Clerk