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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/29/2011 03:57 PM
Ctrl# 105777 05092 Doc# 00096606
Fee: \$1,801.20 Cons: \$395,000.00

13 Powers Rd Mendon

QUITCLAIM DEED

RJ INVESTMENT, LLC, a Massachusetts Limited Liability Company with a mailing address of 15 Seaside Road, Scituate, Plymouth County, Massachusetts,

For consideration paid and in full consideration of THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$395,000.00) DOLLARS,

Grant to CAROL MANAHAN, Individually, *13 Powers Rd Mendon*

With QUITCLAIM COVENANTS,

A certain parcel of land and buildings thereon being shown as Lot #1 on a plan entitled, "Plan of Land in Upton and Mendon, Massachusetts, Surveyed for W. Vincent Powers, Scale 1"=100", September 15, 1987, by Andrew Survey and Engineering, Inc., Uxbridge, Mass", recorded with the Worcester District Registry of Deeds Plan Book 625, Plan 54, and bounded and described as follows:

Beginning at a town line bounded between Town of Upton and Mendon, Massachusetts, it being the Northwesterly angle of the parcel herein described:

Thence South 62 degrees, 04' 15" E, 19.42 feet to a point in the center of an old road;

Thence South 34 degrees, 30' 00" W, 942.99 feet along the center of said old road to a point;

Thence South 34 degrees, 43' 51" W, 487.18 feet to a point;

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Thence South 35 degrees 30' 00" W, 245.18 feet to a point at the Northeasterly side line of Powers Road;

Thence North 13 degrees, 41' 11" W, 204.58 feet to a point at the Northeasterly side line of Powers Road;

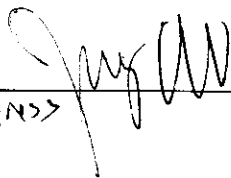
Thence North 39 degrees 41' 04" E, 1543.00 feet along Town line between Upton and Mendon to the point of beginning.

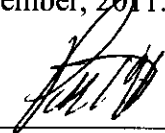
Said parcel containing 3.36 acres of land, more or less.

For title reference, see deed from Robert A. Hebert dated November 22, 2010 recorded in the Worcester County Registry of Deeds in Book 46702, Page 77.

The Grantor hereby certified and warrants to the Grantee and to any mortgagee of any mortgage given by the Grantee and recorded herewith, as to the following facts: (a) This conveyance does not constitute a conveyance of all or substantially all of the assets of the Grantor in Massachusetts (b) Robert A. Hebert is the Manager of RJ Investment, LLC and is authorized to execute and deliver this deed (c) RJ Investment, LLC is authorized to execute and deliver this deed (d) RJ Investment, LLC is duly organized and in good standing under the Commonwealth of Massachusetts.

Executed as a sealed instrument this 29th day of September, 2011.

Witness 

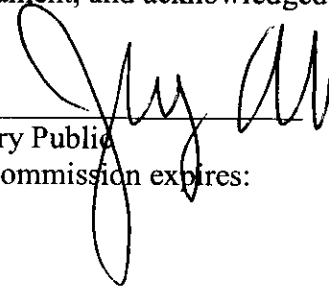

Robert A. Hebert
RJ Investment, LLC

COMMONWEALTH OF MASSACHUSETTS

, SS

September 29, 2011

On this 29th day of September, 2011, before me, the undersigned notary public, personally appeared Robert A. Hebert, proved to me through satisfactory evidence of identification, which was MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public
My commission expires:

