



2012 00102476

Bk: 49514 Pg: 22

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Please Return To:  
Gilmore, Rees & Carlson, P.C.  
1000 Franklin Village Drive  
Franklin, MA 02038

QUITCLAIM DEED

We, JOHN M. FINO and RICHARD B. FINO, as Trustees of the LJR REALTY TRUST established under Declaration of Trust dated June 2, 1985, and recorded with the Worcester South District Registry of Deeds in Book 8750, Page 13, as amended by the LJR Realty Trust 1993 Restatement dated August 30, 1993, and recorded with said Registry in Book 15569, Page 213,

For consideration paid of less than One Hundred (\$100.00) Dollars,

Grant to FINO REALTY LLC, a Massachusetts limited liability company with a mailing address of c/o John M. Fino, 21 Northbridge Rd., Mendon, MA 01756,

WITH QUITCLAIM COVENANTS:

A certain parcel of land with the buildings thereon, containing more or less 2.0677 acres, in the Commonwealth of Massachusetts, County of Worcester, Town of Mendon at the intersection of the easterly sideline of North Avenue with the northwesterly sideline of Milford Street owned by LJR Realty Trust and as shown as Lot 1 on a plan by Cullinan Engineering Co., Inc. titled "Plan of Property - Mendon, MA" and dated April 22, 2005, recorded in Plan Book 830, Plan 80, bounded and described as follows:

Beginning at a point on the easterly sideline of North Avenue at the most northwesterly corner of the lot to be described; said point also being the most southwesterly corner of land now or formerly of O'Donnell;

THENCE along land now or formerly of O'Donnell the following two (2) courses;

N 58° 55' 29" E, a distance of 108.25 feet to a point; and

N 31° 08' 02" W, a distance of 93.41 feet to a point at remaining land now or formerly of LJR Realty Trust;

THENCE along remaining land now or formerly of LJR Realty Trust the following two (2) courses;

Property Address: 1 North Ave., Mendon, MA 01756

N 37° 51' 45" E, a distance of 200.99 feet to a point; and

S 44° 27' 03" E, a distance of 278.15 feet to a point on the northwesterly sideline of Milford Street;

THENCE along said northwesterly sideline of Milford Street the following three courses;

S 37° 51' 45" W, a distance of 207.21 feet to a point;

S 52° 08' 14" E, a distance of 10 feet to a point of curvature; and

In a southwesterly direction by a curve to the right having a radius of 1770.00 feet, an arc distance of 177.79 feet to a point of intersection with the easterly sideline of North Avenue;

THENCE N 31° 24' 56" W, along the easterly sideline of North Avenue a distance of 244.23 feet to the Point of Beginning;

For Grantor's title see deed of Jesse A. Taft, Trustee pursuant to Petition for Sale of Real Estate Subject to Remainder Estate of Mary E. Taft, which deed is dated June 4, 1985 and recorded at the Worcester South Registry of Deeds in Book 8750, Page 20, and deed of Jesse A. Taft, Robert Taft, Emma M. Barrows, Daniel H. Taft, Mildred A. Goss, and Helen A. Congdon, which deed is dated June 4, 1985 and recorded with said Registry in Book 8750, Page 23. See also Deed recorded at said Registry in Book 37146, Page 9.

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS TRANSFER.

WITNESS our hands and seals this 22<sup>nd</sup> day of August, 2012.

LJR REALTY TRUST

By: John M. Fino  
JOHN M. FINO, Trustee

And: Richard B. Fino  
RICHARD B. FINO, Trustee

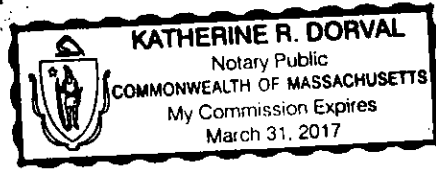
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 22<sup>nd</sup> day of August, 2012, before me, the undersigned notary public, personally appeared JOHN M. FINO, as Trustee aforesaid, proved to me through satisfactory evidence of identification, which was DRIVER'S LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose on behalf of the LJR REALTY TRUST.

*seal*

Katherine R Dorval  
Notary Public  
My Commission Expires:



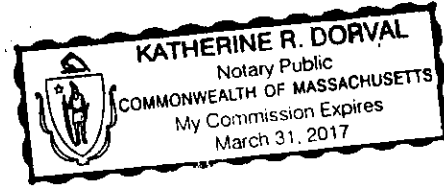
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 22<sup>nd</sup> day of August, 2012, before me, the undersigned notary public, personally appeared RICHARD B. FINO, as Trustee aforesaid, proved to me through satisfactory evidence of identification, which was DRIVER'S LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose on behalf of the LJR REALTY TRUST.

Katherine R Dorval  
Notary Public  
My Commission Expires:

*seal*



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