

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/14/2018 03:11 PM
Ctrl# 181889 05912 Doc# 00046226
Fee: \$1,140.00 Cons: \$250,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

DEED

Brian D. Bridges, being unmarried, of Mendon, Worcester County, Massachusetts

for consideration paid and in full consideration of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars

grants to RTE. 85 REALTY CORP., a Massachusetts corporation, having a usual place of business at 8 Uxbridge Road, Mendon, Worcester County, Massachusetts

with quitclaim covenants

The land together with the buildings thereon, situated on the westerly side of Providence Street, Mendon, Massachusetts more particularly bounded and described as follows:

Beginning at a drill hole at Providence Street in a wall, being the northwesterly corner of the granted premises;

THENCE, S. 59° 00' 45" W., 45.07 feet to a drill hole;

THENCE, S. 67° 53' 45" W., following the line of a stone wall 130.43 feet to a drill hole;

THENCE, following the line of said hole S. 72° 25' 45" W. 48.21 feet to a drill hole;

The above three mentioned courses being bounded northerly by the land now or formerly of one Morrison;

THENCE, S. 48° 41' 30" E. and bounded southerly by land now or formerly of one Bowen, 277.70 feet to a drill hole;

THENCE, 57° 26' E. and bounded southeasterly by land of said Bowen, 166.58 feet to a drill hole in a wall at land of one Perkins;

THENCE, along said wall, N. 19° 45' 30" W., 34.12 feet to a drill hole in said wall;

THENCE, N. 33° 38' E., along said wall to a point on Providence Street, which point is 42.70 feet westerly of a Worcester County highway bound;

Property Address: 61 Providence Street, Mendon, MA

The last two mentioned courses are bounded easterly by land of said Perkins;

THENCE, following the line of a curve, R=720', and bounded northerly by Providence Street, a public way in said Mendon, 185.73 feet, to the place of beginning.

Containing 1.15 acres, more or less.

Being the land shown on a plan entitled "Land of Walter Yanski et ux Mendon, Mass., October 28, 1972, scale: 1"=40' John R. Andrews, Jr., registered land surveyor" said plan recorded with Worcester District Registry of Deeds, plan book 373, plan 122.

I hereby state 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.

BEING the same premises as conveyed to the grantor by deed of Walter Yanski, Jr., et ux dated October 16, 2009 and recorded with said Deeds in Book 44985, Page 242.

Executed as a sealed instrument this 14TH day of May, 2018.

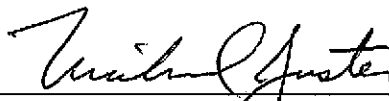


Brian D. Bridges

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this day of May, 2018 before me, the undersigned notary public, personally appeared Brian D. Bridges, proved to me through satisfactory evidence of identification, which was DRIVER'S LICENSE, to be the person whose name is signed above and acknowledged to me that he signed it voluntarily for its stated purpose.



- Notary Public

My commission expires:



MICHAEL JUSTER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
September 5, 2019

ATTEST: WORC Anthony J. Vigliotti, Register