

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/03/2019 03:32 PM
Ctrl# 201760 11537 Doc# 00103998
Fee: \$1,155.96 Cons: \$253,400.00



Bk: 61175 Pg: 11
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QUITCLAIM DEED

RTE. 85 REALTY CORP., a Massachusetts corporation, having a usual place of business of 8 Uxbridge Road, Mendon, Massachusetts

In consideration of: TWO HUNDRED FIFTY THREE THOUSAND FOUR HUNDRED (\$253,400.00) DOLLARS paid,

Grants to: ^{THE} HAYWOOD HOUSE LLC, a Massachusetts limited liability company, having a usual place of business of 8 Uxbridge Road, Mendon, Massachusetts

with quitclaim covenants

All its right, title and interest to:

The land with the buildings thereon situated in Mendon, Worcester County, Massachusetts shown as Lots 1, 2 and 3 on the plan of land entitled, "PLAN OF LAND 4 MORRISON DRIVE AND 61 PROVIDENCE STREET, MENDON, MASS. SCALE 1"= 40' DATE: AUGUST 26, 2019 GUERRIERE & HALNON, INC., ENGINEERING & LAND SURVEYING, 333 WEST STREET, MILFORD, MASS. 01757", and recorded with the Worcester District Registry of Deeds in Plan Book 944, Plan 84, to which plan reference may be made for a more particular description of said lots.

Lot 3 is conveyed with the benefit of an easement for access and utilities in and over a portion of Parcel A, shown as "ACCESS AND UTILITY EASEMENT" on said plan.

Lot 1 is conveyed with the benefit of an easement over Lot 3, shown as "UTILITY EASEMENT" on said plan;

61 Providence Street, Mendon, MA

Adams & Assoc. Legal Svcs.
Title Division
19.10.19

(508)791-3800

The easements set forth herein are further described in the Access and Utility Agreement dated October 1, 2019 and recorded herewith.

This sale is in the ordinary course of business and does not represent the sale of all or substantially all of the assets of Rte. 85 Realty Corp. in the Commonwealth of Massachusetts.

Grantor states under the penalties of perjury that the property conveyed herein was not the owner occupied principal residence of the grantor or the grantors spouse or former spouse, if any.

Said deed conveys the grantor's interest in the above referenced premises being the majority of Lot 2 and a small portion of Lots 1 and 3, and being all and the same premises as described in a deed to Rte. 85 Realty Corp. dated May 14, 2018 recorded with Worcester District Registry of Deeds in Book 58799, Page 376.

EXECUTED AS A SEALED INSTRUMENT THIS 1st DAY OF OCTOBER, 2019.

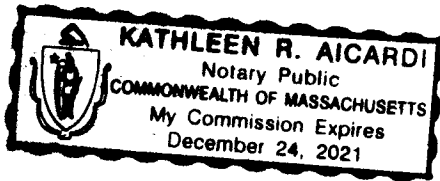
RTE. 85 REALTY CORP.

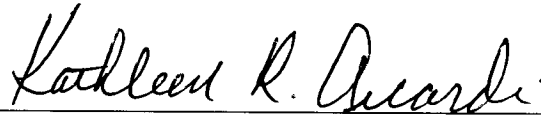
By: 
KEVIN P. MEEHAN, President and Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 1st day of October, 2019, before me, the undersigned notary public, personally appeared Kevin P. Meehan, proved to me through personal knowledge to be the person whose name is signed above and acknowledged to me that he signed it voluntarily for its stated purpose as President and Treasurer of Rte. 85 Realty Corp.




Kathleen R. Aicardi -NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/24/2021