

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/03/2019 03:32 PM
Ctrl# 201761 13575 Doc# 00103999
Fee: \$2,494.32 Cons: \$546,600.00



Bk: 61175 Pg: 14
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QUITCLAIM DEED

KRYSTAL M. CORP., a Massachusetts corporation, having a usual place of business of 8 Uxbridge Road, Mendon, Massachusetts;

In consideration of: FIVE HUNDRED FORTY SIX THOUSAND SIX HUNDRED AND 00/100 (\$546,600.00) DOLLARS paid,

THE
Grants to: 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, 3 and 4 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.

Lots 3 and 4 are conveyed with the benefit of an easement for access and utilities over 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;

The easements set forth herein are further described in the Access and Utility Agreement dated October 1, 2019 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 Krystal M. 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 all of Lot 4, the majority of Lots 1 and 3 and a small portion of Lot 2 and being all and the same premises as described in a deed to Krystal M. Corp. dated March 22, 2017 recorded with said Deeds in Book 56917, Page 74.

4 Morrison Drive, Mendon, MA

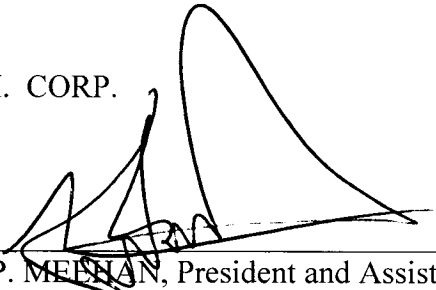
Adams & Assoc. Legal Svc.
Title Division
19-1266

(508)791-3800

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

KRYSTAL M. CORP.

By:

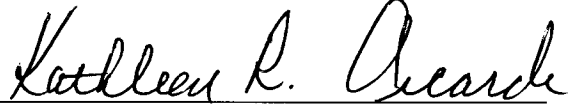


KEVIN P. MEEHAN, President and Assistant
Treasurer

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 Assistant Treasurer of Krystal M. Corp.



Kathleen R. Aicardi -NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/24/2021

