

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: 08/25/2022 10:50 AM
 Ctrl# 241713 19503 Doc# 00093645
 Fee: \$5,472.00 Cons: \$1,200,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

QUITCLAIM DEED

FINO REALTY, LLC, a Massachusetts limited liability company (Grantor), having a mailing address c/o Seder & Chandler, LLP, 339 Main Street, Worcester, Massachusetts, for consideration paid, and in full consideration of One Million Two Hundred Thousand and 00/100 Dollars (\$1,200,000.00), grants to **ONE NORTH AVENUE, LLC**, a Massachusetts limited liability company (Grantee), having its principal place of business at 8 Uxbridge Road, Mendon, Massachusetts

WITH QUITCLAIM COVENANTS:

Parcel I – 1 North Avenue

A certain parcel or land containing approximately 2.0677 acres more or less, in the Commonwealth of Massachusetts, County of Worcester, Town of Mendon at the intersection or the easterly sideline or North Avenue with the northwesterly sideline of Milford Street 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, more particularly bounded and described as follows:

Beginning at a point on the easterly sideline of North Avenue at the most northwesterly corner or 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;

North 58° 55' 29" East a distance of 108.25 feet to a point; and

North 31° 08' 02" West, 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;

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

South 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 or Milford Street the following three courses;

South 37° 51' 45" West, a distance of 207.21 feet to a point;

South 52° 08' 14" East, a distance of 10 feet to a point or 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 North 31° 24' 56" West, along the easterly sideline of North Avenue a distance of 244.23 feet to the Point or Beginning.

Being the premises conveyed to Grantor by deed of John M. Fino and Richard B. Fino, Trustees of the LJR Realty Trust dated August 22, 2012 recorded with the Worcester District Registry of Deeds in Book 49514, Page 22.

Parcel II – 7 North Avenue

A certain parcel of land located at and known as 7 North Avenue in the Town of Mendon, Worcester County, situated on the easterly side of North Avenue (formerly called the Providence and Worcester Road) at land now or formerly of one Taft;

THENCE easterly with a fence, 6 rods, 22 ½ links to a corner;

THENCE northerly with a fence parallel with said road, 10 rods to other land of said Taft;

THENCE westerly with a fence, 6 rods, 19 links, to said street, said three lines bounding on said Taft land: and

THENCE southerly and bounding on said street, about 10 rods to the point of beginning.

Being the premises conveyed to Grantor by deed of Lena M. Fino and Richard B. Fino, Trustees of the Fino Realty Trust II dated August 23, 2012 recorded with the Worcester District Registry of Deeds in Book 49561, Page 396. This parcel abuts Parcel 1 and is shown as "N/F O'DONNELL" on the above-referenced plan.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as a sealed instrument by its duly authorized signatory this 25th day of August 2022.

FINO REALTY LLC, a Massachusetts limited liability company

By: Robert S. Adler

Name: Robert S. Adler

Title: Receiver appointed by Worcester Superior Court on May 17, 2021 in Docket No. 2085CV00571

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:

On this 25th day of August 2022, before me, the undersigned notary public, personally appeared Robert S. Adler, Receiver of Fino Realty, LLC pursuant to order of the Worcester Superior Court dated May 17, 2021 in Docket No. 2085CV00571, proved to me through satisfactory evidence of identification, which was a [] driver's license, [] passport, or [X] personally known to me, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and acknowledged to me that she signed it voluntarily as Receiver of Fino Realty, LLC for its stated purpose.

James A. Vevo

Notary public:

My commission

