

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise) : \$1,751.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/22/2026 10:58 AM
Ctrl# 279371 23415 Doc# 00040766
Fee: \$1,596.00 Cons: \$350,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

MASSACHUSETTS QUITCLAIM DEED

Nayyar Properties LLC, a Massachusetts Limited Liability Company with its principal place of business located at 30 Waverly Place, Apt. 1, Melrose, MA

For consideration paid and in full consideration of **Three Hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars**,

Grant to **27 TAFT AVE, LLC**, a limited liability company organized under the Laws of the Commonwealth of Massachusetts, having its usual place of business at 45 Ruthelle Road, Bellingham, Massachusetts 02019

With Quitclaim Covenants

The land located in said Mendon, together with the buildings thereon, situated on the northeasterly shore of Nipmuc Pond, so-called, bounded and described as follows:

Beginning at a stake at land now or formerly of Alice M. Bartlett; thence

North 79° 35' East along said Bartlett land, 100 feet, more or less, to a stake; thence

South 10° 25' East 50 feet, more or less, to a stake at land now or formerly of Gilbert S. Arnold; thence

South 79° 35' West along said Arnold land, 103 feet, more or less, to a stake at or near the shore of said Pond; thence along said Pond, 50 feet, more or less, to the point of beginning.

Together with rights of way to and from the premises over an ancient town road along or near the shore of said Pond.

Subject to a reservation of right of way over a portion of the granted premises 33 feet in width, measured from the high-water line of the shore of said Pond with the right to dedicate said reservation to public use.

27 Taft Avenue, Mendon, MA 01756

Also, a certain parcel of land situated on Taft Avenue, a private way in said Mendon, being Lot 52 on a plan entitled "Plan of Lakeside Park, Mendon, Massachusetts, owned by Luther E. Taft's Heirs, June, 1917", recorded with Worcester District Deeds, Plan Book 31, Plan 50.

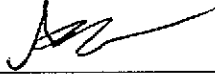
Said premises are conveyed together with a right of way in common with others entitled thereto over said Taft Avenue as shown on said plan.

Meaning and intending to convey the same premises conveyed to the Grantor by Deed dated 06/02/2025 and recorded on 06/06/2025 at the Worcester County Registry of Deeds in Book 72090, Page 50.

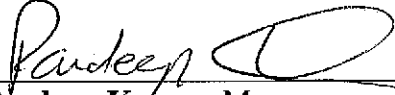
This sale is made in the ordinary course of business and does not represent all or substantially all of the assets Nayyar Properties LLC situated in Massachusetts.

[SIGNATURES ON NEXT PAGE]

WITNESS my hand and seal this 8 day of May, 2026.



Ayush Nayar, Manager

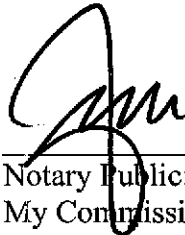
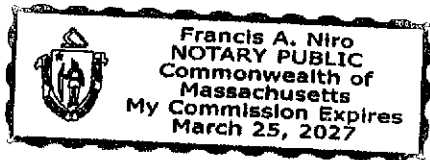


Pardeep Kumar, Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 8 day of May, 2026 before me, the undersigned notary public, personally appeared **Ayush Nayar and Pardeep Kumar, Managers of Nayar Properties LLC**, proved to me through satisfactory evidence of identification, which were DRIVERS LICENSE, to be the persons whose name are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed as managers of Nayar Properties LLC.



Notary Public:
My Commission Expires: