

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$2,868.20

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/12/2020 09:15 AM
Ctrl# 209914 27220 Doc# 00061269
Fee: \$2,713.20 Cons: \$595,000.00

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

Property Address: 12 Washington Street, Mendon, Massachusetts

QUITCLAIM DEED

I, **Dawn M. Lefrancois**, Trustee of the **Congdon II Nominee Trust**, under Indenture of Trust dated May 15, 2008 and recorded with Worcester District Registry of Deeds in Deed Book 42841, Page 129, with an address of 218 Mill Street, Uxbridge, Massachusetts 01569, for consideration paid, and in full consideration of **Five Hundred Ninety-Five Thousand and 00/100 (\$595,000.00) Dollars**, grant to **Hastings Street Plaza LLC**, a Massachusetts limited liability company with an address of 8 Uxbridge Road, P.O. Box 444, Mendon, Massachusetts 01756,

with QUITCLAIM COVENANTS

A certain tract or parcel of land situated on the south-westerly side of Washington Street, so called, in said Mendon described as Map 8, Lot 18 on a plan by Andrews Survey and Engineering, Inc., 104 Mendon Street, Uxbridge, Massachusetts 01569 entitled "Plan of Land in Mendon, Massachusetts 12 Washington Street Owned by Robert P. & Helen A. Congdon Scale: 1" = 60' 07-26-04" said plan recorded with Worcester District Registry of Deeds on August 5, 2004 as Plan 29 in Plan Book 813. Said lot containing 9.06 +/- acres according to said plan.

This conveyance is made subject to and with the benefit of all restrictions, easements, rights, agreements, and stipulations of record, if any there be, insofar as the same are now in force and applicable.

Subject to real estate taxes assessed by the Town of Mendon for the fiscal year beginning July 1, 2020 but not yet due and payable.

I further state that neither I nor any of the beneficiaries of the aforesaid trust nor our spouses have the right to make any claim of homestead in the above

described premises.

For title, see deed of Helen A. Congdon dated June 9, 2016, and recorded with Worcester District Registry of Deeds in Deed Book 55455, Page 103.

Witness my hand and seal this 11th day of June, 2020.


Dawn M. Lefrancois

COMMONWEALTH OF MASSACHUSETTS

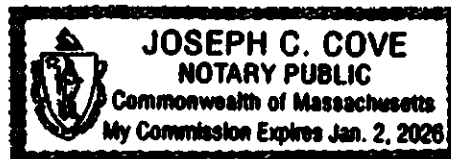
Worcester, ss.

On this 11th day of June, 2020, before me, the undersigned notary public, personally appeared Dawn M. Lefrancois, who proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed as trustee as aforesaid.



Notary Public

My commission expires:



ATTEST: WORC Kathryn A. Toomey, Register