



2022 00131520

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2022 00121259

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **ALICANTE PROPERTIES, L.L.C.**, a Massachusetts limited liability company with a usual address of 84 Uxbridge Road, Mendon, Massachusetts

In consideration paid in the amount of One Million Five Hundred Thousand and 00/100 (\$1,500,000.00) Dollars, grants to

Q & T REALTY LLC, a Massachusetts limited liability company with a usual address of 84 Uxbridge Road, Mendon, Massachusetts

with QUITCLAIM Covenants,

The land with all buildings, structures and improvements located thereon located in Mendon, Worcester County, Massachusetts as more particularly described on **EXHIBIT "A"** which is attached hereto and made a part hereof.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

For Grantor's title see deed dated May 23, 2003 recorded in the Worcester County Registry of Deeds in Book 30189, Page 361 and on Land Registration Certificate No. 14933, **Document No. 8111.**

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/13/2022 03:53 PM
Ctrl# 245519 28926 Doc# 00121259
Fee: \$6,840.00 Cons: \$1,500,000.00

Property Address: 84 Uxbridge Road, Mendon, Massachusetts

EXECUTED as a sealed instrument this 13th day of December, 2022.

ALICANTE PROPERTIES, L.L.C.

[Signature]
Witness

By: [Signature]
Jose M. Alves - Its Manager
AUTHORIZED PERSON

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. December 13, 2022

On this 13th day of December, 2022, before me, the undersigned notary public, personally appeared Jose M. Alves, and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as ~~Manager~~ of Alicante Properties, L.L.C.

AUTHORIZED PERSON

[Signature]

Notary Public:
My Commission Expires:



EXHIBIT "A"

Certain real estate situated in Mendon, Worcester County, Massachusetts, and more particularly described as follows:

I-Registered Land:

A certain parcel of land situate in Mendon, in the County of Worcester and said Commonwealth of Massachusetts bounded and described as follows:

Northerly by Uxbridge Road about fifty (50) feet;

Easterly by lot B-2 as shown on a plan hereinafter described about six (6) feet;

Southerly and southwesterly by Mendon Pond.

All of said boundaries, except the water lines, are determined by the Court to be located as shown on a subdivision plan of lot B, drawn by Henry W. Gaskill, C.E., dated December 1923, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certification #1285, Plan 8740-B. Being lot B-1 on said plan.

Also another parcel of land situate in said Mendon, bounded:

Northwesterly by Uxbridge Road about one hundred ninety-five and 22/100 (195.22) feet;

Northeasterly, by land now or formerly of Clare H. Draper, Trustee, about twenty-two (22) feet;

Southeasterly, southerly and southwesterly by Mendon Pond; and

Westerly by lot B as shown on a plan hereinafter described, about six (6) feet.

Being lot B2 on said plan.

The land hereby registered is subject to easements as set forth in a deed give by John C. Wood and Charles E. Guild dated September 18, 1882, duly recorded in Book 1131, Page 139.

II-Recorded Land:

The land in Mendon, Massachusetts, being more particularly described as follows:

Parcel 1:

A certain parcel of land, together with the buildings thereon, situated on the southeasterly side of Uxbridge Road and bounded on the shore of Mendon or Nipmuc Road in said Mendon, and being the same premises described in deed of Frederic M. Build to Clare H. Draper, Trustee, dated April 17, 1924 recorded with Worcester District Registry of Deeds in Book 2361, Page 14, bounded and described in said deed as follows:

Northwesterly by said Uxbridge Road 195 feet;

Northeasterly by registered land, Frederic Merrill Guild owner, and designated by lot "A" on plan drawn by Henry W. Gaskill, Surveyor, as approved by the Land Court and filed in the Land Registration Office, 64 feet;

Southeasterly by the shore of said plan; and

Southwesterly by registered land of said Frederic Merrill Guild and designated as lot "B" on said plan, 22 feet;

Subject to any and all rights of the public in the use of said pond as a great pond.

Subject to easements as set forth in a deed given by John C. Wood to Charles E. Guild, dated September 18, 1882, duly recorded in Book 1131, Page 139.