

# 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: 07/15/2021 12:05 PM  
 Ctrl# 225838 12249 Doc# 00098450  
 Fee: \$1,687.20 Cons: \$370,000.00  
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Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

## QUITCLAIM DEED

**128 Uxbridge Road LLC**, a Massachusetts limited liability company with a principal place of business located at 695 Chocolog Road, Uxbridge, Massachusetts 01569, for consideration paid, and in full consideration of **Three Hundred Seventy Thousand and 00/100 (\$370,000.00) Dollars**, grants to **Keeper - Mendon, LLC**, a Maine limited liability company with a principal place of business located at c/o Brian Waterman, Monks O'Neil Development, One City Center, 4<sup>th</sup> Floor, Portland, Maine 04101,

### *with QUITCLAIM COVENANTS*

A certain tract or parcel of land with the buildings thereon situated on the southerly side of Uxbridge Road, so-called, in the Town of Mendon, Worcester County, Massachusetts, more particularly bounded and described as follows:

Beginning at a point on the northeasterly corner of the lot herein described, said point being on the northwesterly corner of land now or formerly of Helen F. Irons;

Thence South 17° 20' 37" East, 149.44 feet by said land of Irons to a point;

Thence North 80° 33' 02" West, 22.71 feet to a drill hole in wall by land now or formerly of Helen F. Irons;

Thence South 65° 34' 54" West, 107.01 feet by said Irons land to a drill hole in wall;

Thence South 66° 09' 59" W, 55.02 feet by said wall to a drill hole in wall;

Thence North 27° 47' 46" West, 116.14 feet to a point 2.81 feet westerly of a Massachusetts Highway bound on the southerly sideline of said Uxbridge Road;

Thence North 58° 26' 50" East, 2.81 feet to said Massachusetts Highway bound on the southerly sideline of said Uxbridge Road;

Thence North 58° 26' 46" East, by said southerly sideline of said Uxbridge Road 207.06 feet to the point of beginning.

Containing 24,793 square feet, more or less.

Property Address: 128 Uxbridge Road, Mendon, Massachusetts

Being shown as "Lot 128" on a plan of land entitled "Plan of Land, Drawn For Elizabeth M. Noonan, in Mendon, Mass.", prepared by Shea Engineering & Surveying Company and recorded with Worcester District Registry of Deeds in Plan Book 500, Plan 69.

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.

This conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property or assets of 128 Uxbridge Road LLC.

For title, see deed of Joseph M. Fabbricotti and Holly C. Fabbricotti dated September 17, 2015, and recorded with Worcester District Registry of Deeds in Deed Book 54307, Page 119.

Executed as a sealed instrument this 13<sup>th</sup> day of July, 2021.

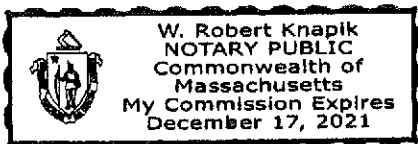
**128 Uxbridge Road LLC**

Michelle Delbecq  
Michelle Delbecq, Manager

**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 13<sup>th</sup> day of July, 2021, before me, the undersigned notary public, personally appeared Michelle Delbecq, Manager of 128 Uxbridge Road LLC, 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 Manager as aforesaid.



W. Robert Knapik  
Notary Public  
My commission expires: