# Worcester South District Registry of Deeds
# Electronically Recorded Document

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## Recording Information

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|---|---|
| Document Number | : 84475 |
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| Recorded Date | : September 25, 2026 |
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| Recording Fee (including excise) | : $4,715.00 |

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/25/2026 02:35 PM
Ctrl# 283480 20979 Doc# 00084475
Fee: $4,560.00 Cons: $1,000,000.00
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

# QUITCLAIM DEED

Atlantic Property Group, LLC, a Massachusetts limited liability company, having a usual place of business at 11 Denault Drive, Bellingham, Massachusetts

For consideration paid and in full consideration of One Million ($1,000,000.00) Dollars

Grant to Stephen Joseph Chaplin and Marielle Berardi, as joint tenants with rights of survivorship, now of 29 Thornton Street, Mendon, Massachusetts,

WITH QUITCLAIM COVENANTS

Beginning at corner of walls on the easterly side of said Thornton Street at land now or formerly of Archie Roy;

Thence easterly along stone wall at said Roy land two hundred two (202.00) feet to corner of walls at other land of said Roy;

Thence southerly along stone wall by land of said Roy two hundred three (203.00) feet to an iron post set in cement in said wall;

Thence westerly approximately at 90° angle to said wall by land now or formerly of Wesley T. Rogers and Earl W, Rogers two hundred seventy-four (274.00) feet to an iron post set in cement on the easterly side of said Thornton Street;

Thence northerly along stone wall on the easterly side of said Thornton Street two hundred seventy-five (275.00) feet to the place of beginning.

Being the same premises conveyed to Grantor by Deed dated August 18, 2023, recorded with Worcester South County Registry of Deeds in Book 69586, Page 62.

This conveyance is in the ordinary course of business and does not constitute all or substantially all of the assets of said company.

Property Address: 29 Thornton Street, Mendon

WITNESS my hand and seal this 23rd day of September 2026.

Member

Atlantic Property Group, LLC
By: Jose M. Alves
Its: Manager

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. September 23, 2026

On this 23rd day of September2026, before me, the undersigned notary public, personally appeared, Jose M. Alves, Manager of Atlantic Property Group, LLC, 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 he signed it voluntarily for its stated purpose as his free act and deed and the free act and deed of Atlantic Property Group, LLC.

Notary Public:
My Commission Expires:

Michael E. Heaney
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 2, 2029



ATTEST: WORC Kathryn A. Toomey, Register