

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: 12/18/2020 10:52 AM
Ctrl# 218142 07689 Doc# 00157828
Fee: \$670.32 Cons: \$147,000.00

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

QUITCLAIM DEED

Randi W. Nuttall Sr., an unmarried man, of Mendon, Massachusetts

for consideration paid in the amount of One Hundred Forty-Seven Thousand and 00/100 (\$147,000.00) Dollars

grants to **J-Mat Realty LLC**, a Massachusetts Limited Liability Company with an office at 8 Hartford Avenue West, Mendon, Massachusetts,

with quitclaim covenants

two (2) certain parcel of land, together with the buildings and improvements thereon, situated in the westerly part of Mendon, Worcester County, Massachusetts on the northerly side of Hartford Avenue West, bounded and described as follows:

PARCEL I

Beginning at the southeast corner of the premises at a corner of walls on the northerly side of said Hartford Avenue West, also called the Hartford Turnpike:

THENCE N. 27° 45' E. with the wall to a corner of calls 300 feet bounding easlery on land now or formerly of K. A. Campbell;

THENCE N. 42° 15' E. 310 feet with the line of an old fence to a stake and stones;

THENCE N. 61° W. 79 feet to a stake and stones;

THENCE same course 60 feet to a stake in the swamp;

THENCE S. 27° 45' W. 600 feet to a mrk on the wall at said Hartford Avenue West, the last four courses bounding on land of grantors.

THENCE S. 64° 15' E. 60 feet with said wall and said Hartford Avenue West to the place of beginning.

Said parcel contains one acre of land, more or less.

PARCEL II

Beginning at the southwest corner of the premises at the northerly line of said Hartford Avenue West, also called the Hartford Turnpike;

THENCE N. 27° 45' feet with the grantee's land to the northerly line;

THENCE S. 36° E. with said line to land now or formerly of K. A. Campbell;

THENCE S. 42° 15' W. with said Campbell's land to the grantee's N. E. corner;

THENCE N. 61° W. 139 feet to the grantee's N. W. corner;

THENCE S. 27° 45' W. 600 feet to said Hartford Avenue West;

THENCE N. 64° 15' W. 50 feet with the wall on said Hartford Avenue West to the place of beginning.

The Grantor hereby releases all rights of Homestead to and in the granted premises and swears and acknowledges under the pains and penalties of perjury that no other persons are entitled to the benefit of an existing estate of Homestead.

Being a portion of the premises conveyed to the Grantor by deed dated December 26, 2003 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 32561, Page 303.

Witness my hand and seal this 16th day of December, 2020.

Randi W. Nuttall Sr.
Randi W. Nuttall Sr.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 16th day of December, 2020, before me, the undersigned notary public, personally appeared Randi W. Nuttall Sr., proved to me through satisfactory evidence of identification, which was personal knowledge of his identity, 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.

David L. BertonaZZI
David L BertonaZZI, Notary Public
My Commission Expires: 05 10 2024

