

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: 03/23/2018 12:58 PM
 Ctrl# 180087 19690 Doc# 00027209
 Fee: \$1,482.00 Cons: \$324,900.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

MASSACHUSETTS QUITCLAIM DEED

CHARLESVIEW PLACE, INC. , being a Massachusetts corporation with a mailing address of PO Box 301, Hopedale, MA

for consideration paid of **Three Hundred Twenty Four Thousand Nine Hundred 00/100** (\$324,900.00) Dollars

grant to **JEFFREY IVESON, Individually of 11 Indian Road, Wayland, Massachusetts**
with quitclaim covenants

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Hartford Avenue, formerly called the Hartford Turnpike, in that part of said Mendon, known as South Milford, and bounded and described as follows:

Beginning at an iron pipe at northwesterly corner of the granted premises in the southerly line of said street and at land now or formerly of one Coulter;

THENCE S. 1° 25' E., 123.8 feet to a stake;

THENCE S. 7° 45' E., 30 feet to a stake;

THENCE N. 84° 15' E., 13 feet to an iron pin;

THENCE S. 18° 38' E., 196 feet to a stone wall, said last course passing through an iron pin which is 1.25 feet northerly of said wall; the last four courses bounding on land now or formerly of one Coulter;

THENCE N. 64° E. by said wall and land now or formerly of one Ripley, 76 feet to stone wall at land now or formerly of one Hamm;

THENCE N. 15° 42' W. by said last mentioned wall and said Hamm land 315 feet, more or less, to a point on the wall in the southerly line of said street;

THENCE N. 86° 57' W. along the southerly line of said street, 68.3 feet to the point of beginning.

PROPERTY: 155 HARTFORD AVE E, MENDON, MASS

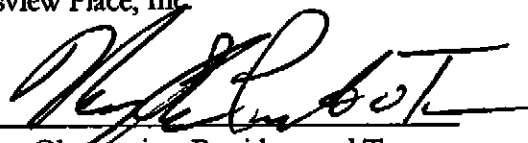
Said premises are conveyed subject to the right and easement of one Coulter, her heirs and assigns, to lay, install, replace and forever maintain a pipe as a drain across the granted premises from the remaining land of said Coulter to said street; said drain to enter the granted premises at a point on the westerly boundary line thereof 27 feet, more or less, southerly from said street and to extend to a point in the northerly boundary line thereof immediately westerly of the northeasterly corner of the granted premises

Meaning and intending to convey the same premises conveyed in deed dated August 5, 2010 and recorded with the Worcester County (South District) Registry of Deeds in Book 46134, Page 277.

This sale does not constitute a sale of all or substantially all of the assets of Charlesview Place, Inc. and is made in the ordinary course of its business.

IN WITNESS WHEREOF, the said Charlesview Place, Inc. has caused these presents to be executed, acknowledged and delivered as a sealed instrument in its name and behalf by Harry Ohannesian, duly authorized Managers this 20th day of March, 2018.


Charlesview Place, Inc

by: 
Harry Ohannesian, President and Treasurer.

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

This 20th day of March, 2018, before me, the undersigned notary public, personally appeared Harry Ohannesian, as President and Treasurer proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and that he signed such document voluntarily as his free act and deed for its stated purpose.


Sem Aykanian, Esq. - Notary Public
My commission expires: August 31, 2018

