

43004

QUITCLAIM DEED

25 MB

70 Cape Rd., Mendon, MA 01756

AMERICAN PANCAKE HOUSE, INC., a corporation duly organized under the laws of the Commonwealth of Massachusetts presently doing business under the name Tandoori Grill and having its sole place of business at 75 Cape Road, Route 140, Mendon, Worcester County, MA 01756 for consideration paid in the amount of \$1.00 grants to SHAILA BHATIA of 35 Wingate Road, Holliston, Middlesex County, Massachusetts 01746 with QUITCLAIM COVENANTS

The land with the structures thereon situated in Mendon, Worcester County, Massachusetts on the westerly side of Massachusetts Highway known as Route 140 and being shown on a plan entitled, "Plan of Land located on Route #140, Mendon, Mass. Owned by Lea Kazanarakis - Revised March 27, 1954, Alfred B. Capone C.E.", said plan being filed with Worcester District Deeds, Plan Book 196, Plan 51, and bounded and described as follows, to wit:

Beginning at an iron pin at the westerly corner of the premises and at the northerly tin, of the 1922 State Highway location of Bates Street as shown on plan filed with Worcester District Deeds, Plan Book 39, Plan 30; thence

NORTH: 69 degrees 30' East along a ditch or a canal, so called, 400 feet to an iron pipe; thence

NORTH: 45 degrees 15' East along a wire fence, 40 feet to a stone wall; thence

SOUTH: 39 degrees 45' East along said stone wall. 70 feet to a point on the westerly line of the 1931 layout of Route #140; thence following a radius of 1199.90 feet along said westerly side of Route #140. 300 feet to a point; thence following a 50 foot radius, along aid 1931 layout 115.19 feet to a point on said Bates Street; thence

NORTH: 82 degrees 30' West along said Bates Street, 115 feet to an iron pipe; thence following a radius of 900 feet along said Bates Street, 431 feet to the point of beginning.

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For grantor's title see deed of Glockner's, Inc. dated 12/23/92 and recorded with Worcester Deeds in Book 16676, Page 218.

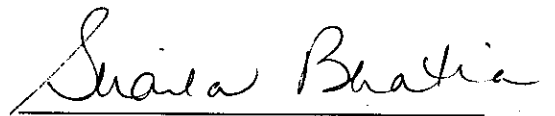
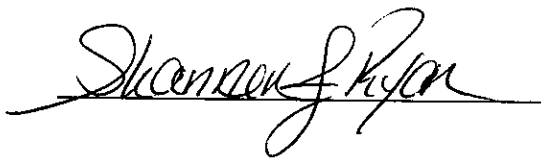
The grantor represents that Shaila Bhatia is the president, treasurer, sole officer, sole director, and sole stockholder of American Pancake House, Inc.

This transfer is subject to liens and encumbrances of record.

IN WITNESS WHEREOF, the said American Pancake House, Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Shaila Bhatia, its sole officer, sole director and sole stockholder hereto duly authorized, this 1<sup>st</sup> day of April, 1998.

Signed and sealed in presence of

American Pancake House, Inc.  
d/b/a Tandoori Grill,




Shaila Bhatia, President, Treasurer,  
sole officer, sole director, and  
sole stockholder

THE COMMONWEALTH OF MASSACHUSETTS

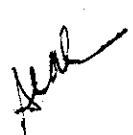
WORCESTER, SS

APRIL 1, 1998

Then personally appeared the above named Shaila Bhatia President, Treasurer, sole officer, sole director, and sole stockholder of American Pancake House, Inc. and acknowledged the foregoing instrument to be the free act and deed of American Pancake House, Inc. before me.

  
Richard S. Hackel  
Notary Public  
My Commission Expires:  
JULY 2, 2004

Mail to:  
Richard S. Hackel, Esq.  
98 North Washington Street  
Boston, MA 02114-2171



ATTEST: WORC. Anthony J. Vigliotti, Register