

161873

QUITCLAIM DEED

I, SHAILA BHATIA, of 35 Wingate Road, Holliston, County of Middlesex, Massachusetts,

FOR CONSIDERATION PAID IN FULL OF: TWO HUNDRED AND SEVENTY FIVE THOUSAND 00/100 (\$275,000.00) DOLLARS,

GRANT TO: ME&J Realty Corporation, a Massachusetts Corporation with a principal place of business at 20 Gordan Road, Braintree, Massachusetts,

with QUITCLAIM COVENANTS

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The land with the structure 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 Kasenarakia - 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:

Beginning at an iron pin at the westerly corner of the premises and at the northerly line of the 1922 Estate Highway located of Bates Street, as shown on a plan filed with Worcester District Registry of Deeds Plan Book 39, Plan 30; thence:

Cape Road  
Mendon, MA

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

NORTH 45° 15' along a wire fence, 40' to a stone wall; thence

SOUTH 39° 45 East along said stone wall, 70' 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' to a point; thence following a 50' radius along said 1931 layout 115.19 to a point of said Bates Street; thence

NORTH 32° 30' West along said Bates Street, 115' to an iron pipe; thence following a radius of 900' along said Bates Street, 31' to the point of beginning.

For grantor's title see deed of American Pancake House, Inc. dated April 1, 1998 and recorded with Worcester District Registry of Deeds in Book 19789, Page 65.

WITNESS MY HAND AND SEAL THIS 30<sup>th</sup> DAY OF OCTOBER, 1998.

SIGNED IN THE PRESENCE OF:

SHAILA BHATIA

Mail to:  
Sherburne, Powers + Needham  
1 Beacon St.  
Boston, MA 02108

98 NOV - 2 PM 3:54

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

October 30<sup>th</sup>, 1998

Then personally appeared the above-named SHAILA BHATIA and acknowledged the foregoing instrument to be his free act and deed, before me

*Alan Anderson*  
\_\_\_\_\_  
Alan Anderson Notary Public  
My commission expires: 4/1/99

DEEDS REG 20  
WORCESTER

11/02/98

CANCELLED

TAX 1254.00  
CASH 1254.00

9260A140 15:42  
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register