

Return to:

Brian W. Murray
260 Main St.
Milford, MA 01757



Bk: 43211 Pg: 189
Page: 1 of 6 08/15/2008 03:40 PM WD

QUITCLAIM DEED

We, **JOHN M. FINO, RICHARD B. FINO and LENA B. FINO, TRUSTEES OF LJR REALTY TRUST**, under a Declaration of Trust dated June 12, 1985, recorded with Worcester County Registry of Deeds in Book 8750, Page 13, and **FREEDOM REALTY, LLC, a Massachusetts Limited Liability Company**, of 10 Higley Road, Ashland, Middlesex County, Massachusetts,

for consideration of: Two Hundred Twenty Eight Thousand and 00/100 (\$228,000.00) Dollars,

grant to **ELISEU MONTEIRO**, individually, of 120-126 Uxbridge Road, Mendon, MA,

with Quitclaim Covenants

PARCEL 1

That certain parcel of land with the buildings thereon situated on the southerly side of the main road leading from said Mendon to Uxbridge, being otherwise known as Uxbridge Road and Massachusetts Highway Route 16, which said land is a parcel or lot bounded and described as follows:

BEGINNING: At the center point of a drill hole on a stone wall at the said road;

THENCE: North 77° 30' East, one hundred forty-five and eighty-six hundredths (145.86) feet on said road to a stake;

THENCE: South 14° 16' East, one hundred eighty (180) feet on land now or formerly of the heirs of said William Francis Irons to a stake;

THENCE: South 75° 42' West, seventy-seven (77) feet on land of said Irons heirs to a stake;

THENCE: North 34° 46' West, one hundred and ninety-seven and twelve hundredths (197.12) feet to the point of beginning, this last boundary running partly on land of said Irons heirs and partly on a wall along land of one Otis Clark.

PROPERTY ADDRESS: 120-126 Uxbridge Road, Mendon, MA

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/15/2008 03:40 PM
Ctrl# 077878 16075 Doc# 00092691
Fee: \$1,039.68 Cons: \$228,000.00

Property Address: 120 & 126 Uxbridge Rd., Mendon, MA

6

The aforesaid lot is delineated on a plan of land entitled, "Plan of Land in Mendon owned by William F. Irons, Jr., Scale: 1" = 30', dated September 30, 1947, plan and survey by Arthur H. Fitzgerald and recorded in Worcester District Registry of Deeds in Plan Book 155, Plan 101 and containing .467 acres of land, more or less.

Subject to any and all road takings, if and as they may affect the locus.

Being a portion of that 30.625 acres of wood and sprout land conveyed to the late William Francis Irons in a deed to him as William F. Irons from Amy B. Gaskill, Administrator of the Estate of Henry W. Gaskill, dated November 22, 1938 and recorded in Worcester District Deeds, Book 2734, Page 219.

Also, being the same premises conveyed to FREEDOM REALTY, LLC by deed of Francis A. Irons, Executor of the Estate of Helen F. Irons, dated September 9, 2005, recorded with the Worcester District Registry of Deeds in Book 37356, Page 397.

PARCEL II

The land in Mendon, Worcester County, Massachusetts on the southerly side of Uxbridge Road (Rout #16) and shown as Lot #1 on a plan entitled: "Survey of Land in Mendon, Mass. For Francis A. Irons et ux," dated July 29, 1983, Scale 1" = 100', by John R. Andrews, Jr., filed with the Worcester District Registry of Deeds, Plan Book 509, Plan 117, containing 11.474 acres, more or less, according to said plan, bounded and described as follows:

Beginning at a point on the southerly side of said Road at land now or formerly of Diomedes, according to said plan;

THENCE	S. 32° 08' 15" E., 240.50 feet to a point;
THENCE	N. 71° 07' 24" E., 316.18 feet to a point at land now or formerly of Hensel's Red Rooster, Inc., the last two (2) courses being by Diomedes land;
THENCE	S. 69° 17' 17" E. by said Hensel's land, 30.00 feet to land now or formerly of one Quirk;
THENCE	S. 3° 16' 42" E., 551.04 feet along a wall to a corner of walls;
THENCE	N. 73° 14' 32" W., 142.53 feet to D.H. in corner of walls;
THENCE	S. 6° 14' 37" W., 188.72 feet to corner of walls; the last three (3) courses being by Quirk land to land now or formerly of Palumbo;
THENCE	S. 85° 44' 08" W., 711.39 feet to Lot #4 on said plan;

THENCE N. 24° 36' 32" W. by Lot #4 aforesaid, 315.55 feet to Lot #2 on said plan;

THENCE N. 28° 34' 22" W. by Lot #2 aforesaid, 210.00 feet to land now or formerly of Rogers as shown on said plan at a wall;

THENCE N. 66° 31' 42" E. along wall, 81.95 feet to an angle in the wall;

THENCE S. 80° 02' 57" E., 42.92 feet to a point;

THENCE N. 25° 13' 02" W., 163.76 feet to the southerly side of said Road; the last three (3) courses being by said Rogers land;

THENCE northeasterly by the southerly side of said Road by a curve having a radius of 3160 feet, according to said plan, a distance of 48.00 feet to a M.H.B. as shown on said plan;

THENCE N. 63° 01' 45" E., still by the line of said Road, 47.94 feet to land now or formerly of Sears;

THENCE S. 26° 58' 10" E., 239.62 feet to a wall;

THENCE S. 82° 53' 29" E., 45.00 feet to corner of wall;

THENCE N. 21° 47' 57" E., 103.42 feet to an angle in wall;

THENCE N. 36° 49' 28" E., 154.66 feet to end of wall, at land now or formerly of Irons; the last four (4) courses being by Sears land, according to said plan;

THENCE S. 49° 42' 15" E., 47.20 feet to a point;

THENCE N. 60° 45' 14" E., 77.00 feet to a point;

THENCE N. 29° 12' 32" W., 168.99 feet to the southerly side of said Road; the last three (3) courses being by said Irons land.

THENCE N. 63° 01' 45" E., by said line of the Road, 24.42 feet to the point of beginning.

However, otherwise bounded and described, being the same premises conveyed to the grantors by Deed of Francis A. Irons and Dorothy E. Irons, husband and wife, and Helen F. Irons, recorded with said Registry, Book 8154, Pages 351-352, dated December 8, 1983.

The undersigned Trustees of the LJR REALTY TRUST, hereby certified as follows:

1. That we are the sole Trustees of the LJR Realty Trust, established under a written Declaration of Trust dated June 12, 1985, recorded with Worcester County Registry of Deeds in Book 8750, Page 13;
2. That said Trust has not been amended, altered, modified or terminated, and remains in full force and effect;
3. That the beneficiaries of said Trust are of legal age and sound mind; and
4. That we have full power and authority to execute any lease, deed, mortgage, note or other instrument or document related to the properties located at 120 and 126 Uxbridge Road, Mendon, Massachusetts.

Being the same premises conveyed to ~~LJR Realty Trust by deed of~~ William J. Sparkes, Alice Sparkes and Beatrice M. Sparkes ~~dated December 31, 1985~~, recorded with the Worcester District Registry of Deeds in Book 9161, Page 114. also being the same premises conveyed to Trustees of LJR Realty Trust by deed

Witness our hands and seals this 14 day of August, 2008.

LJR REALTY TRUST

By:

John M. Fino
John M. Fino, Trustee

Richard B. Fino
Richard B. Fino, Trustee

Lena M. Fino
Lena B. Fino, Trustee

FREEDOM REALTY, LLC

By:

John M. Fino
John M. Fino, Manager

Matthew J. Fino
Matthew J. Fino, Manager

Richard B. Fino
Richard Fino, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

August 14, 2008

Then personally appeared the above-named John M. Fino, Trustee as aforesaid, proved to me through satisfactory evidence, valid drivers license(s), to be the person(s) whose name(s) is(are) signed on the preceding or attached document, and acknowledged the execution of the foregoing instrument to be their free act and deed before me,



MARY R. WALLACE-CRANDALL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES DECEMBER 25, 2009

Mary R. Wallace-Crandall, Notary Public

My commission expires:

12/25/09

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

August 14, 2008

Then personally appeared the above-named John M. Fino, Manager as aforesaid, proved to me through satisfactory evidence, valid drivers license(s), to be the person(s) whose name(s) is(are) signed on the preceding or attached document, and acknowledged the execution of the foregoing instrument to be their free act and deed before me,



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NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
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Mary R. Wallace-Crandall, Notary Public

My commission expires:

12/25/09

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Norfolk, SS.

August 14, 2008

Then personally appeared the above-named Richard B. Fino, Trustee as aforesaid, proved to me through satisfactory evidence, valid drivers license(s), to be the person(s) whose name(s) is(are) signed on the preceding or attached document, and acknowledged the execution of the foregoing instrument to be their free act and deed before me,



MARY R. WALLACE-CRANDALL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES DECEMBER 25, 2009

Mary R. Wallace-Crandall, Notary Public

My commission expires:

12/25/09

TAYLOR ABSTRACT CO.
FILE 61802
61803

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

August 14, 2008

Then personally appeared the above-named Richard B. Fino, Manager as aforesaid, proved to me through satisfactory evidence, valid drivers license(s), to be the person(s) whose name(s) is(are) signed on the preceding or attached document, and acknowledged the execution of the foregoing instrument to be their free act and deed before me,



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Mary R. Wallace-Crandall
Notary Public

My commission expires:

12/25/09

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

August 14, 2008

Then personally appeared the above-named Matthew J. Fino, Manager as aforesaid, proved to me through satisfactory evidence, valid drivers license(s), to be the person(s) whose name(s) is(are) signed on the preceding or attached document, and acknowledged the execution of the foregoing instrument to be their free act and deed before me,



MARY R. WALLACE-CRANDALL
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