

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 08/05/2020 03:27 PM  
Ctrl# 212104 24258 Doc# 00086751  
Fee: \$3,990.00 Cons: \$875,000.00

QUITCLAIM DEED

I, Joan C. Forte being unmarried

of Mendon

Worcester County, Massachusetts

in full consideration of Eight Hundred Seventy-Five Thousand and no/100  
(\$875,000.00)-----Dollars paid

grants to Rte. 85 Realty Corp., a Massachusetts corporation, having a usual place  
of business at P.O. Box 444, 8 Uxbridge Road, Mendon, MA 01756

with quitclaim covenants

The land in Mendon, Worcester County, Massachusetts, with the buildings  
thereon consisting of two continuous parcels of land located on the northerly side  
of Rte.16 bounded and described as follows:

PARCEL I:

A certain tract or parcel of land together with the buildings thereon situated in the  
westerly part of Mendon on the northerly side of the road leading from Uxbridge  
to Milford near Nipmuc Lake and being a part of the thirty-two acres lot formerly  
of Perry Wood and Austin Wood and bounded as follows:

BEGINNING at a stone bound and drill hole in a ledge at the southwesterly  
corner of the premises;  
THENCE Easterly by land now or formerly of Samuel W. Wood and Herbert S.  
wood, 760 feet to a stone bound at land formerly of John V. Saunders;  
THENCE Southerly by said Saunders land about 300 feet to said Uxbridge and  
Milford Road;  
THENCE Westerly by and with said road 424 feet to a point opposite a stone  
bound;  
THENCE through said bound by land now or formerly of Samuel W. Wood and  
Herbert S. Wood northerly about 420 feet to the first mentioned bound.

Property: 45-49 Uxbridge Road, Mendon, MA 01756

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PARCEL II:

The land in Mendon, Worcester County, Massachusetts described in a deed from Silas Dudley to Obadiah Wood, dated April 1, 1835, and recorded with Worcester District Deeds Book 321, Page 192, as follows:

“A certain tract or parcel of land with its appurtenances, situated in said Mendon on Pond Hills (so called) and containing fifty-six acres, be the same more or less, bounded as follows to wit:

BEGINNING at a heap of stones at the Doctor's Dam (so called);  
 Thence S.  $10\frac{1}{2}^{\circ}$  E., passing over a stake and heap of stones seventy-four rods to another stake and heap of stones;  
 THENCE S.  $76\frac{1}{2}^{\circ}$  W., thirty-six rods and five links to a corner of wall;  
 THENCE S.  $71\frac{1}{4}^{\circ}$  W., nine rods;  
 THENCE S.  $72^{\circ}$  W., three rods and four links;  
 THENCE N.  $89^{\circ}$  W., two rods;  
 THENCE S.  $75\frac{1}{2}^{\circ}$  W., fourteen rods;  
 THENCE S.  $77\frac{1}{4}^{\circ}$  W., three rods and sixteen links;  
 THENCE S.  $74^{\circ}$  W., two rods and ten links;  
 THENCE S.  $82\frac{1}{2}^{\circ}$  W., seven rods;  
 THENCE S.  $86\frac{1}{2}^{\circ}$  W., five rods and four links to a corner of a fence;  
 THENCE with said fence S.  $10\frac{2}{3}^{\circ}$  W., four rods;  
 THENCE S.  $3^{\circ}$  W., six rods;  
 THENCE S.  $4^{\circ}$  E., four rods;  
 THENCE S.  $8^{\circ}$  W., four rods;  
 THENCE S.  $5\frac{1}{2}^{\circ}$  W., six rods;  
 THENCE S.  $4^{\circ}$  W., five rods to a corner of the roads;  
 THENCE crossing the road and running by and with the road which leads from Lewis Wood's red house to Simon Thornton's house, till it comes to land of the said Lewis Wood;  
 THENCE N.  $66\frac{1}{2}^{\circ}$  E., Sixteen rods;  
 THENCE crossing the new road leading to Uxbridge N.  $63^{\circ}$  E., twenty-four rods and twenty links to a heap of stones;  
 THENCE by and with the Taft's Pond (so called) to a clump of young chestnut trees about a stump at land formerly owned by George Aldrich;

THENCE Northerly to a heap of stones on an old road and bounding on said last mentioned land;

THENCE crossing said old road to another heap of stones;

THENCE by and with the said old road till it comes to said new road leading to Uxbridge;

THENCE by and with said new road till it comes to land of Clark Cook;

THENCE by and with Cook's land to the old County Road (so called);

THENCE by and with said old County Road to the bounds first mentioned at the Doctor's Dam (so called) excluding and excepting the rights of the Town of Mendon and of the public in and to the roads passing through or within the limits or on the lines of the above described tract of land".

There is excepted from the above-described parcel the following conveyances:

1. A deed to John H. Cunniff recorded in Book 2048, Page 237;
2. Taking in fee for highway location in road from Uxbridge to Hopedale shown as parcel 28 & containing 8320 square feet, shown on Plan Book 39, Plan 2 and referred to in Book 2274, Page 367;
3. Two deeds to Anna M. Healy in Book 2765, Page 527 & 528;
4. Deed to Harold J. Fairbanks et ux recorded in Book 3014, Page 515;
5. Taking in fee for highway located in Rte. 16 consisting of Parcels 42 (.15 acre) & 49 (.13 acre) shown on plan Book 164, Plan 33 and recited in Book 3230, Page 238;
6. 24.21 acre parcel shown as #42 on Assessors Tax Map #10, Town of Mendon, which parcel is located on the northerly side of Old County Road, which road is located southerly of Hartford Ave. West;
7. So much of 15 acre parcel recited as owned by "Unknown, formerly heirs of B. Legg, which parcel is shown on said Mendon Assessors Map 10, as is part of locus and
8. Deed to Clyde Heaslip & Rita Heaslip in Book 5133, Page 313, if same affects the locus;
9. Any land lying southerly of Rte 16.

Said premises are conveyed subject to following encumbrances:

1. Easement to Milford & Uxbridge Street Railway Co., in Book 1692, Page 561;
2. Right to American Telephone & Telegraph Co. in Book 1793, Page 244;

3. Easement to Milford & Uxbridge St. Railway Co., in Book 1824, Page 482;
4. Rights & easements to New England Power Co. in Book 2352, Page 591 & Book 2435, Page 41;
5. Right & easement to Worcester Suburban Electric Co. in Book 2643, Page 191;
6. Highway locations in Hartford Ave. West in Book 2842, Page 371 & Book 2874, Page 449;
7. Rights in any roads or rights of way through the premises.

Being the same premises conveyed to Robert M. Forte and Joan C. Forte by deed of Jesse F. White a/k/a Jessie F. White dated November 2, 1983 and recorded with the Worcester District Registry of Deeds in Book 8004, Page 48.

Grantor herein releases any and all rights of homestead, pursuant to Mass. Gen. Laws Chapter 188. The Grantor herein states under the penalties of perjury that there is no spouse or former spouse or other individual who might be entitled to an estate of Homestead under Mass. Gen. Laws 188 in the premises herein conveyed.

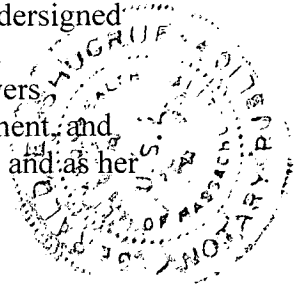
Witness my hand and seal this 27<sup>th</sup> day of July, 2020.

  
Joan C. Forte  
Joan C. Forte

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this 27<sup>th</sup> day of July, 2020, before me, the undersigned notary public, personally appeared Joan C. Forte, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose and as her free act and deed



Gerald E. Shugrue  
Gerald E. Shugrue, Notary Public

My Commission Expires: November 13, 2026