



2013 00137581

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**QUITCLAIM DEED**

MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 11/19/2013 03:59 PM

Ctrl# 126552 27024 Doc# 00137581

Fee: \$5,016.00 Cons: \$1,100,000.00

**Route 16 Limited Partnership**, a Massachusetts Limited Partnership with a principal place of business, Nipmuc Drive, Mendon, MA 01756, for consideration paid and in full consideration of ONE MILLION ONE HUNDRED THOUSAND and 00/100 Dollars (\$1,100,000.00), grants to JASON LLC, a Massachusetts limited liability company of 8 Uxbridge Road, Mendon, Massachusetts,

*with QUITCLAIM COVENANTS:*

The Land in Mendon, Worcester County, now known collectively as Lakeview Park, bounded and described as follows:

A certain lot or parcel of land with all the buildings and improvements thereon, situated in said Town of Mendon, on the southerly side of the road leading therefrom to Uxbridge, and on the shore of Nipmuc Lake, consisting of about twelve acres, and comprising Lake Nipmuc Park, so called, the same being more particularly bounded and described as follows:

Bounded: Northwesterly and northerly by said road, about 699 feet; westerly by the road leading therefrom to Blackstone, called Nipmuc Street, about 526 feet; southerly by land formerly of Elizabeth O. Wood, about 565 1/2 feet, and land now or formerly of Henry W. Gaskill, about 210 feet; and southeasterly and easterly about 1,700 feet in varying line by the shore of said Lake.

The premises hereby conveyed are subject to a right of way along the southerly side thereof conveyed by John T. Manson to Henry W. Gaskill, by Deed dated May 31, 1901, recorded with the Worcester District Registry of Deeds in Book 1686, Page 511; and subject also to the rights, if any, of the Milford & Uxbridge Street Railway Company reserved in the Deed from said company to Daniel H. Barnes, et als, dated November 20, 1922, recorded with said Deeds in Book 2286, Page 311.

Also included in this conveyance is that certain parcel of land with the building thereon, said land containing 2.93 acres, more or less, and more particularly described in a certain Notice of Lease recorded with the Worcester District Registry of Deeds in Book 12642, Page 114.

Also the land in said Mendon that is situated northerly of said road leading therefrom to Uxbridge, opposite the above described tract, and that is bounded:

Property Address: Uxbridge Road and Nipmuc Drive, Mendon, MA

Southerly 347 feet by a line parallel to and 25 feet distant, measured northerly, from the center line of the street railway tract of the Milford & Uxbridge Street Railway Company as the same is now or was located and constructed in or adjoining said road; westerly by land now or formerly of M. J. Reynolds, 132.3 feet; northerly by land now or formerly of one Rogers, 168.5 feet and land formerly of John B. Warner, and more recently of one Martin, 200 feet; and easterly by land now or formerly of Daniel H. Barnes, 92 feet.

The foregoing conveyance is made subject to all rights of way, restrictions and easements of record, and specifically those referred to in Book 3933, Page 217.

Also a certain lot or parcel of land with all buildings and improvements thereon situated in said Town of Mendon northerly of the highway leading from Mendon to Uxbridge near said Nipmuc Park, bounded and described as follows:

Beginning at the southwesterly corner of the granted premises at land now or formerly of the Milford & Uxbridge Street Railway Company, thence running north 33 degrees 30 minutes west about 200 feet with land of Nipmuc Park Amusement Corp., and land now or formerly of one Martin, to the old road so-called, at land now or formerly of Sarah Henry; thence easterly with said old road, 68 feet; thence southerly with land now or formerly of one Trask, 200 feet to said land now or formerly of the Milford & Uxbridge Street Railway Company; thence westerly with said land now or formerly of the Milford & Uxbridge Street Railway Company, 50 feet to the point of beginning.

The premises thus hereinabove described compromise lot numbered three on a plan of house lots designated as owned by John T. Manson, and recorded with the Worcester District Registry of Deeds, Plan Book 12, Plan 44, and dated September, 1906, made by Henry W. Gaskill, C.E. The premises comprise all that was conveyed to Daniel H. Barnes by Deed of John T. Manson, dated March 27, 1906, recorded with Worcester District Registry of Deeds in Book 1843, Page 566, and the northwesterly portion of that which was conveyed to Daniel H. Barnes, by Deed of said Manson dated November 3, 1906, and recorded with said Deeds in Book 1846, Page 79. There is conveyed herewith all the rights of the mortgagors to pass and repass over said old road to the conveyed premises.

The premises hereby conveyed are subject to two highway locations to the Commonwealth of Massachusetts, recorded with said Deeds, Book 2247, Page 1; and Book 2274, Page 366, and another highway location recorded in Book 3230, Page 238.

Meaning and intending hereby to described and convey, and hereby conveying, those certain improved premises conveyed to Nipmuc Enterprises, Inc., by Deed of Mendon Realty & Amusement Corp., dated

April 14, 1958, recorded with the Worcester District Registry of Deeds, Book 3933, Page 217, expecting, however, that certain parcel of land on the northwesterly side of Uxbridge Road, containing 2,975 square feet of land, more or less, which was conveyed by Nipmuc Enterprises, Inc. to Charles C. Dowden, et ux by Deed dated October 13, 1961, recorded with said Deeds in Book 4240, Page 86.

Also a certain lot or parcel of land with all the buildings and improvements thereon situated in said Town of Mendon, described as follows:

A certain strip of land about 14 feet in width and 231 feet in length which is co-extensive with that certain parcel of land designated as "Parcel 2", on a plan of land entitled "Property of Nipmuc Enterprises, Inc.", dated April 25, 1958, made by G. Bertrand Bibeault, recorded with Worcester District Registry of Deeds, Plan Book 232, Plan 24, said strip being designated on said plan as land of "Henry R. Mathewson" and being bounded as follows:

Southeasterly by the old location of Mendon Road; northerly by the new location of said Mendon Road; northwesterly by the aforesaid "Parcel 2", and southwesterly by land now or formerly of Clayton Parkinson.

Excepting from the above-described premises a parcel of land conveyed to Carol Jane Rouleau, Trustee of 106 Park Street Realty Trust dated September 22, 1987, containing +/- 3.85 acres, as more particularly described in a Deed recorded with the Worcester District Registry of Deeds in Book 10813, Page 234.


Said premises are conveyed subject to and with the benefit of easements, reservations, restrictions and rights of way of record so far as the same are now in force and applicable.

The undersigned swears and acknowledges under the pains and penalties of perjury that no persons are entitled to the benefit of an existing estate of Homestead.

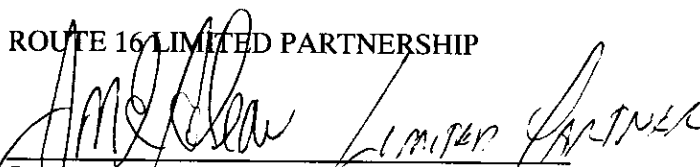
For title, see Deed of Edouard J. Rouleau, Jr. dated February 1, 1990 and recorded with said Deeds in Book 12642, Page 111.

*This instrument creates no new boundaries.*

WITNESS our hands and seals this 15<sup>th</sup> day of November, 2013

By:   
Jon E. ROULEAU, General Partner

ROUTE 16 LIMITED PARTNERSHIP


By:   
Jon E. Rouleau, Limited Partner

By:   
Carol J. Rouleau, General Partner

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

On this 15<sup>th</sup> day of November 2013, before me, the undersigned notary public, personally appeared **Jon E. Rouleau and Carol Rouleau**, both of whom proved to me through satisfactory evidence of identification, which were Massachusetts driver's licenses, to be the person/s whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as Limited Partner and General Partner of Route 16 Limited Partnership.

  
Notary Public

Printed Name: Joseph M. Antonellis

My Commission Expires: March 16, 2018

ATTEST: WORC. Anthony J. Viglotti, Register