

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/25/2019 01:27 PM
Ctrl# 197248 09964 Doc# 00059609
Fee: \$695.40 Cons: \$152,500.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

This instrument prepared by:

Topouzis & Associates, P.C.
595 Jefferson Blvd.
Warwick, RI 02886
File No. 2018091171

QUITCLAIM DEED

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, ("Grantor") with an address of c/o Alta Residential, 380 Data Dr., Suite 110, Draper, UT 84020, in consideration of ONE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$152,500.00), grants to DAVID CLARO and JOHN LUCAS, as Tenants in Common and not as Joint Tenants ("Grantee") with an address of 81 Camp St., Milford, MA 01757, with QUITCLAIM COVENANTS,

The land and buildings located at: 93 Providence Street, Mendon, MA 01756 and being more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

Subject to real estate taxes for the current fiscal year, which are not yet due and payable.

The Grantor herein certifies that the conveyance does not constitute the sale or transfer of all or substantially all of its assets situated in the Commonwealth of Massachusetts and that the conveyance is being made in the ordinary course of the Grantor's business.

For Grantor's title see deed recorded with the Worcester (South) County Registry of Deeds in Book 59502, Page 333.

For signatory authority see power of attorney recorded in Worcester (South) County Registry of Deeds in Book 57032, Page 196.

Witness the execution this 06 day of JUNE, 2019.

Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as Trustee
for Pretium Mortgage Acquisition Trust

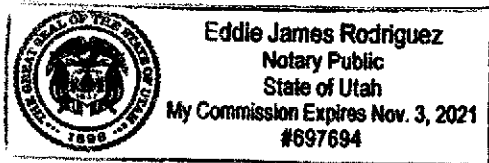
By: Alta Residential Solutions, LLC,
As Attorney-in-Fact

By: [Signature]
Name: STEWART BARNES
Title: Authorized Person

(CORPORATE SEAL)

STATE OF UTAH)
) - ss.
COUNTY OF SALT LAKE)

On this 06 day of JUNE, 2019, before me personally appeared Stewart Barnes as Authorized Person of Alta Residential Solutions, LLC, as attorney in fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, to me known to be the person who executed the foregoing instrument on behalf of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, and acknowledged that he/she executed the same as the free act and deed of said WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST.



[Signature]
Print Name: EDDIE J. RODRIGUEZ
Notary Public in the State of Utah
Residing at: SALT LAKE
My Commission Expires: 11/03/2021

Exhibit A

The land in Mendon, Worcester County, Massachusetts with the buildings situated thereon, on the Westerly side of Providence Road and on the northerly side of Old Road, bounded and described as follows:

Beginning: At the southeasterly corner of the premises herein described at the intersection of the northerly line of said Old Road and westerly line of said Providence Road, which line is the location line of the 1953 Layout: said point of beginning being 12.29 feet measured S. 34° 12' 20" E. From a Worcester County Highway bound;

Thence: S. 52° 38' 37" W, with said Old Road, 138 feet to a drill hole in stone at end of wall;

Thence: S. 56° 24' 41" W. with Said Old Road, 259 Feet to drill hole in stone at beginning of said wall;

Thence: S. 68° 19' 41' W. with said Old Road, 76.39 feet to drill hole in stone at corner of Walls;

Thence: N. 28° 59' 55" W. with stone wall and land now or formerly of one Seibert, 146.19 feet to drill hole in stone at corner of walls;

Thence: N. 64° 38' 47" E. with wall and said Seibert land 191 Feet to a point;

Thence: N. 61° 35' 59" E. with said wall and said Seibert land 103.88 feet to a point;

Thence: N. 65° 17' 42" E. with wall and said Seibert land, 170.87 feet to westerly location line of said Providence Road;

Thence S. 33° 00' 35" E. with said Providence Road, 77 feet to said W.C.H.B.;

Thence: S. 34° 12' 20" E. with said Providence Road to the point of beginning.