

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: 01/06/2020 01:45 PM
 Ctrl# 205280 31083 Doc# 00001235
 Fee: \$1,358.88 Cons: \$298,000.00

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

PROPERTY ADDRESS: 101-103 Uxbridge Road, Mendon, Massachusetts 01756

QUITCLAIM DEED

We, **Vickie S. McCall**, being unmarried, of Uxbridge, Massachusetts, **Alfio A. Wilson**, being unmarried, of Mendon, Massachusetts, **Mike J. Wilson**, being unmarried, of Worcester, Massachusetts, **Richard E. Wilson**, being unmarried, of Uxbridge, Massachusetts, and **David C. Wilson**, being married, of Round Rock, Texas

For consideration paid of **Two Hundred Ninety Eight Thousand and 00/100 Dollars (\$298,000.00)**

Grant to **DJM INVESTMENT, LLC**, a Massachusetts Limited Liability Company with an address of 220 Pulaski Boulevard, Bellingham, Massachusetts 02019

With QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts, bounded and described as follows:

Beginning at a point on the northerly side of Uxbridge Road at land now or formerly of Phipps;

Thence N. 39° 57' E., 152.25 feet;

Thence N. 78° 43' E., 14.71 feet;

Thence N. 46° 33' W., 183.73 feet; to an iron pipe at land of Francis Dunbar et ux;

The last three courses being by land now or formerly of Phipps:

Thence N. 47° 34' E., 165.00 feet to an iron pipe;

Thence 57° 54' 10" E., 230.02 feet to a drill hole in a stone wall;

Thence S. 17° 17' E., 46.96 feet to the northerly side of Uxbridge Road;

The last three courses being by land of Francis Dunbar et ux;

Thence S. 57° 15' 48" W., 242.28 feet to the northerly side of Uxbridge Road to a Massachusetts Highway Bound;

Thence westerly by a curve to the right with a radius of 3,960 feet, 110.00 feet, more or less by the northerly side of Uxbridge Road to the place of the beginning.

Containing 46,325 square feet of land, more or less.

Being the same premises shown and described in a plan entitled "Land of Francis Dunbar et ux., Mendon, Mass., April 27, 1968 John R. Andrews, Jr., Registered Land Surveyor, which said plan is recorded with Worcester District Registry of Deeds, Plan Book 327, Plan 36.

Grantors Alfio A. Wilson and Richard E. Wilson hereby voluntarily release any and all Homestead rights that we may have in said premises, if any, as set forth in M.G.L. c. 188 and state under the pains and penalties of perjury that we do not have a spouse or former spouse who is entitled to claim an estate of homestead in the premises and further state that there is no other person or persons entitled to any homestead rights.

Grantors Vickie S. McCall, Mike J. Wilson and David C. Wilson hereby voluntarily release any and all Homestead rights that we may have in said premises, if any, as set forth in M.G.L. c. 188 and state under the pains and penalties of perjury that the property conveyed herein is not the owner occupied residence of the Grantors or the Grantors' spouse or former spouse and further state that there is no other person or persons entitled to any Homestead rights.

Meaning and intending to convey those premises conveyed to the Grantor herein by Deed of Distribution dated January 28, 2014 and recorded with the Worcester District Registry of Deeds in Book 52049, Page 281.

[Signatures and acknowledgements appear on the following pages]

WITNESS our hands and seals, effective as of the 24th day of December, 2019,

Vickie S. McCall


Vickie S. McCall

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 24th day of December, 2019, before me, the undersigned notary public, personally appeared Vickie S. McCall, personally known or proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Todd A. Gattone
Notary Public Todd A. Gattone
My commission expires: March 5, 2021

 Todd A. Gattone
Notary Public
Commonwealth of Massachusetts
My Commission Expires: March 5, 2021

Alfio A. Wilson
Alfio A. Wilson

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 19 day of December, 2019, before me, the undersigned notary public, personally appeared **Alfio A. Wilson**, personally known or proved to me through satisfactory evidence of identification, which was MASS DRIVER LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

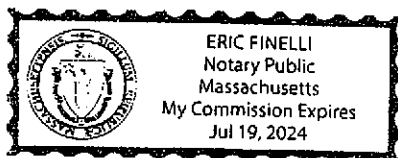
Sharon Mae McKenna
Notary Public Sharon Mae McKenna
My commission expires: 6/22/2023

Mike J. Wilson
Mike J. Wilson

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 23rd day of December, 2019, before me, the undersigned notary public, personally appeared **Mike J. Wilson**, personally known or approved to me through satisfactory evidence of identification, which was MA Driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Eric Finelli 12/23/19

Eric Finelli
Notary Public Eric Finelli
My commission expires: 07/19/24

Richard E. Wilson

Richard E. Wilson

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 19 day of December, 2019, before me, the undersigned notary public, personally appeared **Richard E. Wilson**, personally known or proved to me through satisfactory evidence of identification, which was Mass Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Sharon Mae McKenna
Notary Public Sharon Mae McKenna
My commission expires: 6/22/2023

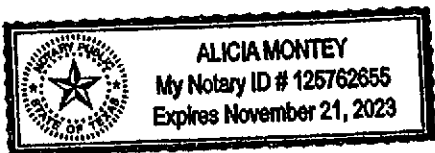


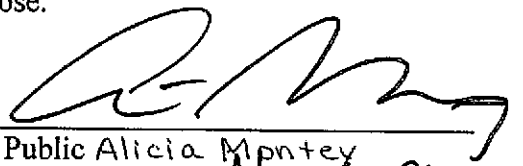

David C. Wilson

STATE OF TEXAS

County of Williamson

On this 19 day of December, 2019, before me, the undersigned notary public, personally appeared David C. Wilson, personally known or proved to me through satisfactory evidence of identification, which was TX Drivers license 25072489, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Notary Public Alicia Montey
My commission expires: November 21, 2023