

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: 02/04/2021 10:46 AM
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Fee: \$.00 Cons: \$10.00

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

QUITCLAIM DEED

We, **John McCarthy and Shannon McCarthy, Trustees of the Greenhouse Real Estate Trust**, u/d/t dated December 23, 2009, of Mendon, Massachusetts, for consideration paid, and in full consideration of Ten Dollars (\$10.00) grant to **MJM Real Estate, LLC**, a Massachusetts Limited Liability Company with a principal place of business at 3 Barrows Road, Mendon, Massachusetts, with Quitclaim covenants

A certain parcel of land together with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

PARCEL #1

BEGINNING at the westerly side of Route 140;

THENCE Westerly South two (S. 2°) degrees, East forty-four and eighty-one hundredths (E. 44.81') feet to a stage at the other land of grantor;

THENCE North eighty-five (N. 85) degrees, fifty five minutes west (W. 50) along grantor's land five hundred eighty-four and eighty-two hundredths (584.82') feet to a stake at land of grantor and land now or formerly of one Phillips;

THENCE North five (N. 5°) degrees, East thirty-four minutes (E. 34) ninety-four and ninety-seven hundredths (94.97') feet to a stake;

THENCE from said stake and along other land now or formerly of said Phillips, South eighty-four (S. 84°) degrees East forty-six minutes (E. 46) five hundred seventy-three and five tenths (573.50') feet to a stake at a corner of land of said Phillips and the westerly line of said highway.

THENCE Southerly in an arc by the westerly line of highway, thirty-nine and ninety-three hundredths (39.93') feet to the point of the BEGINNING.

Property Address: 3-5 Cape Road, Mendon, MA


For our title, see deed of Stephen S. Gardner, Co-Trustee of Genevieve Gardner Revocable Trust, Genevieve E. Gardner, Co-Trustee of Genevieve Gardner Revocable Trust, and Individually, and Susan McNeil, Co-Trustee of Genevieve Gardner Revocable Trust dated September 29, 2009 and recorded with said deeds in Book 45274, Page 43.

The grantor waives any and all homestead rights and state, under oath, that no other person is entitled to homestead rights in the property

Grantee has requested no title examination and no title examination has been made.

Witness our hand's and seal this 15 day of JANUARY 2021.


**John McCarthy, Trustee of the
Greenhouse Real Estate Trust**

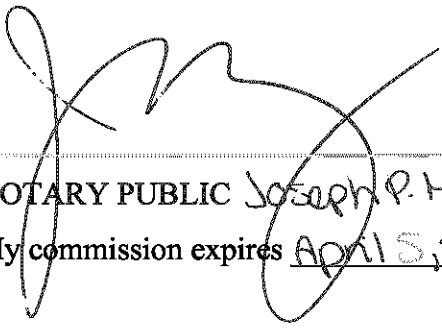

**Shannon McCarthy, Trustee of the
Greenhouse Real Estate Trust**

COMMONWEALTH OF MASSACHUSETTS

County of MIDDLESEX

JANUARY 15 2021

On this 15 day of JANUARY, 2021, before me, the undersigned notary public, personally appeared **John McCarthy, as Trustee and Shannon McCarthy, as Trustee**, proved to me through satisfactory evidence of identification, which was PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


NOTARY PUBLIC Joseph P. Marsden, Jr.
My commission expires April 5, 2024