

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

| | |
|--|-----------------|
| Document Number | : 87442 |
| Document Type | : DEED |
| Recorded Date | : June 24, 2021 |
| Recorded Time | : 09:12:38 AM |
| Recorded Book and Page | : 65457 / 173 |
| Number of Pages(including cover sheet) | : 4 |
| Receipt Number | : 1353326 |
| Recording Fee (including excise) | : \$2,435.00 |

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/24/2021 09:12 AM
Ctrl# 224785 12150 Doc# 00087442
Fee: \$2,280.00 Cons: \$499,900.00

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

DEED

RTE. 85 REALTY CORP., a Massachusetts corporation, having a usual place of business at 8 Uxbridge Road, Mendon, Worcester County, Massachusetts

for consideration paid and in full consideration of Four Hundred Ninety Nine Thousand Nine Hundred and 00/100 (\$499,900.00) Dollars

grants to DUANE DUNN AND ROBBIN DUNN, husband and wife, as tenants by the entirety, now of 29 Hartford Avenue West, Mendon, Massachusetts

with quitclaim covenants

The land and buildings thereon situated in Mendon, Worcester County, Massachusetts and being shown as Lot 1 on that certain plan of land entitled, "Plan of Land 29 Hartford Avenue West, Mendon, Mass. Scale 1" = 80' Date: February 22, 2021, Guerriere & Halnon, Inc., Engineering and Land Surveying", said plan being recorded with the Worcester District Registry of Deeds in Plan Book 955, Plan 69.

Said Lot 1 contains 162,182 square feet or 3.72 acres, more or less, according to said plan.

Said premises are conveyed subject to the terms of the Declaration of Brackett Road Homeowner's Association dated June 21, 2021, recorded with said Deeds in Book 65444, Page 259.

The Grantor reserves an easement shown as "20' WIDE TEMPORARY CONSTRUCTION EASEMENT AREA (ENCUMBERING LOT 1)" on a plan entitled "29 HARTFORD AVE. WEST EASEMENT PLAN OF LAND MENDON, MASS. SCALE: 1" = 40' DATE: JUNE 22, 2021" by Guerriere & Halnon, Inc. recorded with said Deeds in Plan Book 957, Plan 66 (the "Easement Plan") Grantor may utilize the easement area for all purposes related to the construction of a roadway on Grantor's remaining land shown as "REMAINING LAND AREA' = 35.87 ACRES" on said plan.

The Grantor reserves an easement shown as "10' WIDE DRAINAGE EASEMENT AREA = 7,268 SF (ENCUMBERING LOT 1)" on the Easement Plan. Said easement may be used for any and all purposes related to draining surface and ground water including but not limited to installing, inspecting, repairing, replacing, operating and maintaining open or covered surface and ground water drains with manholes, pipes, conduits, retention structures and their appurtenances for the conveyance and/or retention of surface or ground water.

Property Address: 29 Hartford Avenue West, Mendon, MA

Said Lot 1 is conveyed together with an easement to utilize existing utilities and for access in, over and through the area on the Easement Plan shown as "ACCESS AND UTILITY EASEMENT AREA = 15,627 SF (servicing Lot 1).

The grantor hereby states under the penalties of perjury that the property conveyed herein was not the owner-occupied principal residence of the grantor, a Massachusetts corporation, and that there are no other persons entitled to the protection of the homestead act.

This sale is in the ordinary course of business and does not constitute the sale of all or substantially all of the assets of the grantor in the Commonwealth of Massachusetts.

BEING a portion of the premises conveyed to the grantor by foreclosure deed of U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust dated December 17, 2019, and recorded with the Worcester District Registry of Deeds in Book 61644, Page 89.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW

EXECUTED AS A SEALED INSTRUMENT THIS 25th DAY OF MAY, 2021.

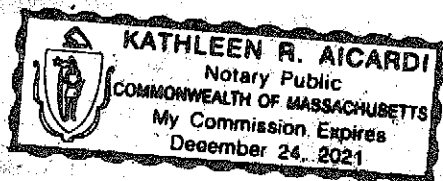
RTE. 85 REALTY CORP.

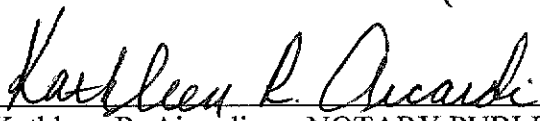
By: 
KEVIN P. MEEHAN, President and Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 25th day of May, 2021, before me, the undersigned notary public, personally appeared Kevin P. Meehan, proved to me through personal knowledge to be the person whose name is signed above and acknowledged to me that he signed it voluntarily for its stated purpose as President and Treasurer of Rte. 85 Realty Corp.




Kathleen R. Aicardi -NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/24/2021

ATTEST: WORC Kathryn A. Toomey, Register