

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: 12/04/2020 03:36 PM
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

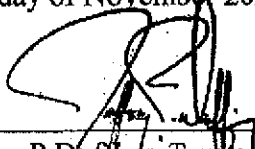
We, Jeffrey P. Dufficy, Trustee of the 31 Northbridge Street Realty Trust, of 9 Forest Park Drive, Mendon, MA, for the full consideration of One Hundred and 00/100 (\$100.00) DOLLARS paid, grant to JT Building & Development LLC, of 2 Mill Street, Franklin, Massachusetts, with QUITCLAIM COVENANTS:

A parcel of vacant land located at 31 Northbridge Road, Mendon, Massachusetts and more particularly as the lot identified as Lot 31A containing 11.79± acres on a Plan of Land Located at 31 Northbridge Road, Mendon, MA, Owned by Richard and Vivian Mattson 31 Northbridge Road Mendon, MA by Land Planning, Inc., 157 Hartford Ave., Bellingham, MA 02019 dated August 23, 2018 and recorded in the Worcester District Registry of Deeds, Plan Book 938, Plan 64.

Being a portion of the premises conveyed to said grantor by deed recorded in the Worcester County Registry of Deeds in Book 59676 Page 368.

The undersigned, under the pains and penalties of perjury, hereby certifies under oath that there are no persons entitled to protection under the homestead statute residing in the premises, and hereby releases any and all right of homestead he/she/they may have in the premises.

Executed as a sealed instrument this 30th day of November 2020.



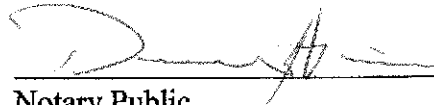
Jeffrey P Dufficy, Trustee
31 Northbridge Street Realty Trust

Locus: 31 Northbridge Road, Mendon, MA

COMMONWEALTH OF MASSACHUSETTS

Nantuck ss.

On this 31st day of November, 2020 before me, the undersigned notary public, personally appeared Jeffrey P. Dufficy, Trustee of the above trust, proved to me through satisfactory evidence of identification, which was a 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 in said capacity.



Notary Public
My Commission Expires: 10/15/23

