

# 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: 06/18/2025 12:51 PM  
Ctrl# 270448 19009 Doc# 00049407  
Fee: \$2,877.36 Cons: \$631,000.00

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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 368-7000

QUITCLAIM DEED

RICHARDS FT. MEYERS, LLC A MASSACHUSETTS LIMITED LIABILITY  
COMPANY WITH ITS USUAL PLACE OF BUSINESS AT 2 ADARE ROAD,  
MENDON, WORCESTER COUNTY, MASSACHUSETTS

FOR CONSIDERATION OF SIX HUNDRED THIRTY-ONE THOUSAND AND  
00/100 (\$631,000.00) DOLLARS

GRANT TO ROBERT A. PROVOST III AND KAYLA ANN TRIPP, as joint tenants  
with rights of survivorship

OF 84 MOWRY STREET, MENDON, MASSACHUSETTS

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon located in the Town of Mendon,  
County of Worcester, Commonwealth of Massachusetts shown as lot 1B on plan of land  
entitled "Plan of Land Located at 84/86 Mowry Street, Mendon, MA prepared for  
William Ambrosino 86 Mowery Street Mendon, MA" and is recorded with the Worcester  
District Registry of Deeds in Plan Book 980, Plan 51 to which plan reference may be had  
for a more particular description of Lot 1B.

Subject to any easements and restrictions of record insofar as these same may now be in  
force and effect.

Subject to a perpetual ten-foot-wide utility easement for the benefit of Lot 2B as shown  
on said plan.

Subject to a Declaration of Protective Covenants for Lots 1 and 2, Plan Book 622, Plan  
71 dated October 1989 and recorded in Book 12430, Page 144 as the same are now in  
force and effect.

Said Lot 1B containing 60,438 square feet of land, more or less, as shown on said plan.

84 Mowry Street, Mendon

Being the same premises conveyed to the Grantors by deed recorded December 10, 2024 and recorded with the Worcester District Registry of Deeds in Book 71517, Page 61.

This transfer is not all or substantially of all of the companies assets.

Executed as a sealed instrument and signed and sworn to under the pains and penalties of perjury this 17<sup>th</sup> day of June, 2025

Richards Ft. Meyers, LLC

Anne Richards Meyers  
Anne Richards-Member-Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

June 17, 2025

Then personally appeared the above named Anne Richards- as Member-Manager of Richards Ft. Meyers, LLC proved to me through satisfactory evidence of identification, which was a driver's licenses, to be the person whose name is signed above, and acknowledged the foregoing instrument to be her free act and deed before me and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief,

Notary Public: Roderick A. St. Pierre  
My Commission Expires June 5, 2026  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
June 5, 2026

ATTEST: WORC Kathryn A. Toomey, Register