

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: 04/07/2025 11:38 AM
Ctrl# 268365 13990 Doc# 00026567
Fee: \$3,762.00 Cons: \$825,000.00

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

57 West Hill Road (a/k/a 18 Bracci Lane) Mendon, MA 01756 N.T.E.
20 Bracci Lane, Mendon, MA 01756 N.T.E.
37R Bracci Lane, Uxbridge, MA 01569 N.T.E.

QUITCLAIM DEED

I, **Brenda L. Daniels**, Trustee of the **Helen A. Gibson Irrevocable Trust**, u/d/t dated May 12, 2017, Trustee's Certificate recorded herewith, of 64 Bates Street, Mendon, MA 01756,

for consideration paid, and in full consideration of Eight Hundred Twenty-Five Thousand Dollars and 00/100 (\$825,000.00),

grant to **RASS Investment LLC**, a Massachusetts limited liability company having a principal mailing address of 120 Milford Road, South Grafton, MA 01560,

with QUITCLAIM COVENANTS,

All right, title and interest in and to the land together with the buildings thereon, situated in Uxbridge and Mendon, Worcester County, Massachusetts, bounded and described as follows:

"Two certain parcels of land, with the buildings thereon, situated partly in said Mendon and partly in Uxbridge, in said County, and bounded and described as follows: on "West Hill";

First Parcel: Commencing at the northwesterly corner of said premises on the road leading from Leonard Taft's to Daniel Farnum; thence southerly bounding westerly by land now or formerly of one Luke Farnum, to a corner of wall at other land of said Farnum; thence easterly bounding southerly by said Luke Farnum's land to land now or formerly of one Moses Aldrich; thence northerly bounding easterly, by land of said Aldrich, to the said road; thence westerly, bounding northerly, by said road to the place of beginning.

Second Parcel: A certain tract of orchard land about one and three-quarters acres, more or less, situated partly in said Mendon and partly in said Uxbridge, bounded as follows: Beginning at the southeast corner of the premises on the westerly side of the

lane leading from the Northbridge Road to the dwelling house, situated on the parcel of land above described; thence northerly with a stone wall by said Lane to the corner of said wall; thence westerly with a stone wall by land now or formerly of Luke Farnum to the corner of the wall; thence southerly with a wall by other land of said Farnum to the corner of the wall at land now or formerly of one John Brogee; thence easterly with a wall by other land of the said John Brogee to the point of beginning.

Excepting and reserving from the above described parcels, the lower lot, so called, said lower lot being bounded as follows: a certain parcel of land situated partly in said Mendon and partly in said Uxbridge described as follows: Beginning at a stake and stones on the southerly side of "West Hill" Road, so called, on the granted premises at land now or formerly of Wm. S. Southwick; thence running with a wall, S 21° 24' E. three hundred and fifty-five (355) feet to a stake and stones; thence turning and running with a wall by other land of said Southwick, S. 72° 30' W. three hundred and thirty-five (335) feet to a stake six feet west of the said wall as it now stands; thence turning and running northerly 13° 34' W. along the lane leading to the Brogee Farm, so called, three hundred and sixty-six (366) feet to the said "West Hill" road; thence turning and running along said West Hill road, with the wall, to the point of beginning."

Said premises are hereby conveyed subject to a right of way as recited in deed of Millard M. Bracci et ux. to Walter J. Channing et ux. dated September 25, 1947, recorded with Worcester District Registry of Deeds, Book 3083, Page 571.

Excepting also from the above described premises, so much thereof, as conveyed to the United States of America by deed dated December 24, 1959, recorded with said Deeds, Book 4081, Page 438.

Third Parcel: Also a certain tract or parcel of land in the northeasterly part of the Town of Uxbridge, in said County, being all the same premises described in a deed from Mary K. Harrington to Walter J. Channing et ux. dated February 23, 1954, recorded with Worcester District Registry of Deeds, Book 3889, Page 1, bounded and described in said deed as follows:

"the land in the northeasterly part of the Town of Uxbridge, in the County of Worcester, being the same premises conveyed to Charles W. Lynch by deed of Smith A. Steere, dated August 26, 1916, and recorded with Worcester District Registry of Deeds, Book 2122, Page 70, bounded as follows: Beginning at the northeast corner of the premises, on the West Hill Road, so-called; thence westerly on said road 29.4 rods; thence southerly, bounding on land of Benjamin Wood, 85.2 rods; thence westerly bounding on said Wood land and land supposed to belong to Samuel B. Taft, 38.2 rods; thence southerly on said Taft land, 23.2 rods; thence easterly on said Taft land and land of the heirs of John Broughey 78.2 rods thence on said Broughey land, northerly 21 rods, westerly 3.2 rods, northerly 40.8 rods, easterly 5.2 rods, northerly

12.7 rods, easterly 22.4 rods to the road which runs to the house formerly occupied by John Broughey; thence northerly on said Broughey land and said road, 39.7 rods to the point of beginning; said tract being enclosed by a stone wall, EXCEPT THE LAND AND PREMISES DESCRIBED in a deed from Mary K. Harrington to Agnes Dwyer, dated Oct. 27, 1947 and recorded with Worcester District Registry of Deeds, Book 3105, Page 397, and in deed from Mary K. Harrington to Sylvia E. Edwards dated Dec. 28, 1936, and recorded with Worcester District Registry of Deeds, Book 2683, Page 570." ALSO EXCEPTING FROM THE ABOVE DESCRIBED PREMISES those premises described in deed of Walter J. Channing et ux. to Earl Taft et ux. dated August 19, 1957, recorded with said Deeds, Book 3889, Page 3 (see plan book 227, Plan 16); deed of Walter J. Channing et ux. to Eugene Phelps et ux. dated August 19, 1957, recorded with said Deeds, Book 3889, Page 2; deed from Water J. Channing et ux. to Agnes Dwyer, dated August 19, 1957, recorded with said Deeds, Book 3936, Page 200; and deed of said Walter T. Channing et ux. to the United States of America dated December 24, 1959, recorded with said Deeds, Book 4081, Page 438.

Excepting also from the above described parcels, so much thereof, as conveyed to Robert E. Gibson and Carol A. Gibson by deeds dated October 13, 1992 and recorded with said Registry in Book 14714, Pages 330 and 331, and so much thereof, as conveyed to Rosanna Elliott by deed dated December 23, 1975 and recorded with said Registry in Book 05864, Page 0047.

Being the same premises conveyed to this Grantor by deed dated June 13, 2017, and recorded on June 19, 2017 in the Worcester District Registry of Deeds at Book 57281, Page 267.

Fourth Parcel: Also, the land situated in the Town of Mendon, Worcester County, Massachusetts, shown as Parcel A on a plan entitled "Plan of Land in Uxbridge & Mendon, Mass. Surveyed for Eastlake Realty Trust" dated September 26, 1994, drawn by Yerka Engineering Associates, which plan is recorded in the Worcester District Registry of Deeds, Book 686, Plan 67, being further described as follows:

BEGINNING at a point on Bracci Lane in said Mendon, which point is the northerly corner of the parcel herein described;

THENCE S. 26° 56' 24" E., 245.19 feet by Bracci Lane to a point;

THENCE S. 15° 44' 39" E., 169.33 feet by Bracci Lane to a point;

THENCE S. 26° 40' 38" E., 120.81 feet by Bracci Lane to a point;

THENCE S. 26° 16' 10" E., 111.62 feet by Bracci Lane to a point;

THENCE S. 21° 10' 07" W., 43.86 feet to a point;

- THENCE S. 33° 08' 37" W., 107.26 feet to a point;
- THENCE S. 14° 58' 34" W., 34.72 feet to a point;
- THENCE S. 02° 57' 41" W., 214.11 feet to a bound, the last four courses being by the center line of a traveled way;
- THENCE S. 70° 27' 13" W., 356.10 feet by land now or formerly of Robert and Mary St. John to a point;
- THENCE N. 00° 00' 00" W., 1,004.18 feet by land now or formerly of Eastlake Realty Trust to a point;
- THENCE N. 64° 00' 00" E., 170.00 feet by land now or formerly of John E. and Helen A. Gibson to the point of beginning.

Containing 7.505 acres of land, more or less, according to said plan.

Being the same premises conveyed to this Grantor by deed dated June 13, 2017, and recorded on June 19, 2017 in the Worcester District Registry of Deeds at Book 57281, Page 270.

The Grantor hereby releases and relinquishes any and all homestead rights to the within premises and states, under the pains and penalties of perjury, that no other person, either individually or as trustee, is entitled to claim homestead rights to the within premises.

[Signature page to follow]

Witness my hand and seal this 4th day of April, 2025.

Brenda L. Daniels

Brenda L. Daniels, Trustee

Helen A. Gibson Irrevocable Trust

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS.

On this 4th day of April, 2025, before me, the undersigned notary public, personally appeared the above-named Brenda L. Daniels, Trustee as aforesaid, and proved to me through satisfactory evidence of identification, specifically her driver's license, to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed as Trustee of the Helen A. Gibson Irrevocable Trust, and who swore and affirmed that the homestead certification contained therein is truthful and accurate.

Denise R. Dupre

Notary Public

My Commission Expires: _____

