

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$1,705.40

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 06/30/2020 09:25 AM
 Ctrl# 210573 03158 Doc# 00069111
 Fee: \$1,550.40 Cons: \$340,000.00

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

QUITCLAIM DEED

Jordao Realty, LLC, a Massachusetts Limited Liability Company organized under the laws of the Commonwealth of Massachusetts, having a principal place of business at 49 ½ Sumner Street, Milford, Worcester County, Massachusetts 01757

For full consideration of **THREE HUNDRED FORTY THOUSAND and 00/100 (\$340,000.00) DOLLARS**

grant(s) to Danielle Drew, individually,

WITH QUITCLAIM COVENANTS

The land with the buildings thereon in Mendon, on the southwesterly side of Providence Street, bounded and described as follows;

Beginning at the most northerly comer of the premises herein described at stone wall on the southwesterly side of said street at corner of said of land of Francis Cousineau et ux., formerly of Emile E. and Laurette Y. Cousineau, said point of beginning 652.23 feet southeasterly from a Worcester County Highway Bound and measured along the southwesterly line of said road;

Thence S. 34 degrees 12' 20" E. with said street, 150 feet to drill hole in stone at land of Joseph Ashkins et ux;

Thence S. 53 degrees 57' 50" W. with said Ashkins et ux. land, 189.54 feet to a stake;

Thence S. 25 degrees 50' 00" W. with said Ashkins et ux. land, 12.43 feet to a stake;

Thence N. 34 degrees 12' 20" W. with other land now or formerly of Emile E. Cousineau et ux., 161.95 feet to land of said Francis Cousineau et ux;

Thence N. 55 degrees 47' 40" E. with last named land, 200 feet to the point of beginning.

Being a portion of the premises shown on plan entitled "Plan of Part of Land in Mendon, Mass., owned by Emile & Laurette Y. Cousineau, dated June 1965, Eastman Corbett, Inc. C.E. Filed with said Deeds, Plan Book 291, Plan 38.

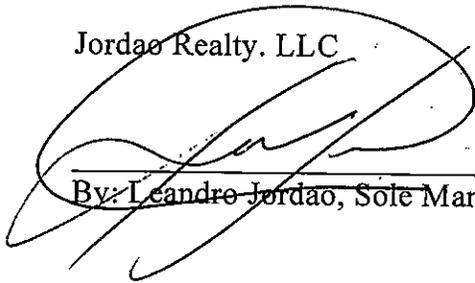
PROPERTY: 105 Providence Road, Mendon, Mass

Meaning and intending to convey the same premises conveyed to the herein named Grantor by deed dated February 6, 2020 and recorded with the Worcester South District Registry of Deeds at Book 61870, Page 100.

This conveyance is made by Jordao Realty, LLC in the ordinary course of its business and does not constitute a sale of all or substantially all of the assets of Jordao Realty, LLC in the Commonwealth of Massachusetts. A waiver of the Massachusetts corporate excise tax lien (M.G.L. Ch. 62C, S. 51) is not required.

Witness our hands and seals on this 26 day of June, 2020.

Jordao Realty, LLC



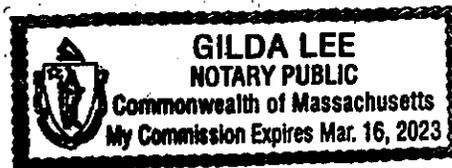
By: Leandro Jordao, Sole Manager

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss

On this 26 day of June, 2020, before me, the undersigned notary public, personally appeared Leandro Jordao as Sole Manager of Jordao Realty, LLC, proved to me through satisfactory evidence of identification, specifically a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager for Jordao Realty, LLC, a Massachusetts Limited Liability Company as the voluntary act of said Limited Liability Company.

Gilda Lee
Notary Signature: Gilda Lee
My Commission Expires: 03/16/23



ATTEST: WORC Kathryn A. Toomey, Register