

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: 05/16/2024 11:32 AM
 Ctrl# 259332 09083 Doc# 00036514
 Fee: \$3,306.00 Cons: \$725,000.00

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

DEED

RTE. 85 REALTY CORP., a Massachusetts Corporation of Mendon, Worcester County, Massachusetts,

for consideration paid and in full consideration of **SEVEN HUNDRED TWENTY-FIVE THOUSAND and 00/100 (\$725,000.00) DOLLARS**

grants to **EDVIN MARTINEZ and ANNA HALL**, husband and wife as tenants by the entirety, hereinafter of 100 North Avenue, Mendon, Massachusetts,

with QUITCLAIM COVENANTS

The land in Mendon on the westerly side of North Avenue and bounded and described as follows:

Beginning at a point in the westerly line of North Avenue at the southeasterly corner of the tract to be conveyed and at the northeasterly corner of land now or formerly of one Simmons near a tipped stone bounded;

Thence North 25° 21'25" West, 176.45 feet on the westerly line of North Avenue to a point;

Thence South 64° 18' West, 92.40 feet to cement bound:

Thence South 32° 02' West, 95.31 feet to a point 4.56 feet beyond a cement bound on this same line:

Thence South 22° 47' East, 139.20 feet to a cement bound at land now or formerly of the above mentioned Simmons, the last three courses being by land now of formerly of one McKernan;

Thence 60° East, 179.58 feet to North Avenue and the point of beginning.

Being shown as Lot "A" on plan entitled "Plan of Land Mendon, Mass. of Dr. Bernard F. McKernan", Scale 1" =40', Sept. 14, 1961, Surveyor Paul V. Swanson, Upton, which plan is recorded in Plan Book 260, Plan 9 at the Worcester District Registry of Deeds.

The premises are said to contain 30,000 square feet of land more or less according to said plan.

This conveyance does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts.

[SIGNATURE PAGE FOLLOWS]

Property: 100 North Avenue, Mendon, MA 01756

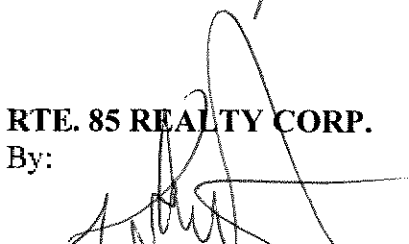
Grantor hereby terminates and releases all rights of homestead and hereby states under the penalties of perjury that the property conveyed herein was not the owner-occupied principal residence of the Grantor, or any person.

Meaning and intending to convey all and the same property conveyed to me by deed dated June 30, 2022 and recorded with the Worcester Registry of Deeds in Book 67860, Page 206.

EXECUTED AS A SEALED INSTRUMENT this 17th day of May, 2024.

RTE. 85 REALTY CORP.

By:




Kevin P. Meehan, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 17th day of May, 2024, before me, the undersigned notary public, personally appeared **Kevin P. Meehan**, proved to me through satisfactory evidence of identification which was his driver's license, 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.**, a Massachusetts limited liability company.



Notary Public: Kathleen R. Aicardi
My commission expires: 12/22/2028

