



Bk: 58866 Pg: 39
Page: 1 of 3 05/30/2018 12:32 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/30/2018 12:32 PM
Ctrl# 182443 23539 Doc# 00051767
Fee: \$1,409.04 Cons: \$309,000.00

QUITCLAIM DEED

Makhawk Investments, LLC, a Massachusetts limited liability company with an address of 8 Warfield Road, Mendon, MA,

For consideration paid, and in full consideration of **THREE HUNDRED NINE THOUSAND AND 00/100 (\$309,000.00) DOLLARS**,

Grant to **Alan Lopez and Abigail Lopez**, _____, now of 47 Mowry Street, Mendon, MA,
as Husband and wife, Tenants by the Entity,

with QUITCLAIM COVENANTS

The land with the buildings thereon situated in Mendon, Worcester County, Massachusetts, on the southerly side of Uxbridge Road, a Massachusetts State Highway, bounded and described as follows:

BEGINNING at a drillhole in a stone wall on the southerly location line of said State Highway at the northeast corner of the granted premises, said point being the northwest corner of land now or formerly of Amy B. Gaskill;

THENCE S. 08° 37' E. along a stone wall and said Gaskill land, 130.30 feet to a drill hole in the stone wall at land now or formerly of Henrietta S. Taft;

THENCE S. 81° 08' W. along said land of Taft, 437.20 feet to a stake on the easterly side of Mowry Road;

THENCE N. 08° 52' W. along the easterly side of said Mowry Road, 285 feet to the southerly location line of Uxbridge Road;

THENCE S. 83° 49' E. along said Uxbridge Road, 23.54 feet to a Massachusetts State Highway bound;

THENCE S. 78° 52' E. along said Uxbridge Road, 390.37 feet to a Massachusetts State Highway Bound, said bound being a point of curve in the location line of the Highway;

THENCE by a curve to the left having a radius of 649.67 feet, still continuing with the location line of the Highway 50.30 feet to the point of beginning.

Containing 2.10 acres, more or less.

For a more particular description of said premises, see Plan entitled "Proposed Sale by Henrietta S. Taft, Mendon, Mass., June 1947", Francis J. Brennan, Surveyor, recorded in the Worcester District Registry of Deeds, Plan Book 160, Plan 135.

Property Address: 47 Mowry Street, Mendon, MA

Excepting from the above-described premises so much thereof as was taken by the Commonwealth of Massachusetts by an instrument of taking dated December 20, 1949, recorded in said Deeds Book 3230, Page 239 and subsequently conveyed to the Commonwealth of Massachusetts by instrument dated May 5, 1950, recorded in Book 3261, Page 315.

The premises do not constitute all, or substantially all, of the assets of the Grantor in the Commonwealth of Massachusetts.

All rights of homestead and other interests herein are hereby released and Grantors do under oath depose and say that there are no other individuals entitled to claim the benefit of an estate of homestead in and to the property.

Being the same premises conveyed by deed dated April 20, 2017 recorded with the Worcester County Registry of Deeds, in Book 57039, Page 12.

SIGNATURE APPEARING ON FOLLOWING PAGE

Witness my hand and seal this 22 day of May, 2018.

Alyssa Stacy Lahar
Seller: **Makhawk Investments, LLC**
By: **Alyssa Stacy Lahar, Manager**

Commonwealth of Massachusetts

Suffolk County

On this 22nd day of May, 2018, before me, the undersigned notary public, personally appeared **Alyssa Stacy Lahar, Manager of Makhawk Investments, LLC**, personally known to me or proved to me through satisfactory evidence of identification, which were MA Drivers License, to be the person/persons who signed the preceding or attached document voluntarily for its stated purpose, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as **Manager of Makhawk Investments, LLC**.

Linda M. DeLuca
Notary Public: Linda M. DeLuca
My Commission Expires: Aug 9, 2024



ATTEST: WORC. Anthony J. Vigliotti, Register