

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Receipt Number	: 1574036
Recording Fee (including excise)	: \$2,845.40

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 05/10/2024 09:07 AM
 Ctrl# 259166 27065 Doc# 00034606
 Fee: \$2,690.40 Cons: \$590,000.00

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

QUITCLAIM DEED

Maple Premier Realty LLC, a limited liability company organized under the laws of the Commonwealth of Massachusetts having its usual place of business at 375 Maple St., Bellingham, MA 02019

for consideration paid and in full consideration of Five Hundred Ninety Thousand and 00/100 (\$590,000.00) Dollars

grants to **Stephen Parrish**, individually, now of 26 Maple Street, Mendon, Massachusetts 01756

with QUITCLAIM COVENANTS

A certain parcel of land, together with the buildings thereon, situated on the southerly side of Maple Street, in Mendon, Worcester County, Massachusetts and more particularly bounded and described as follows:

- NORTHERLY by said Maple Street;
- WESTERLY by land of one Barnes, now or formerly of John S. Gaskill, about 227 feet;
- SOUTHERLY by land now or formerly of one Barrows, now or formerly of Julius A. George, about 122 feet; and
- EASTERLY by land now or formerly of Frank E. Dudley, now or formerly of Florence E. Towne, 194.55 feet.

Said premises are subject to a right of way ten feet wide along the westerly line thereof, as recited in deed of Rachel S. Wheelock to Edward C. Kinsley, dated August 22, 1889, recorded with Worcester District Deeds, Book 1370, Page 225.


Being the same premises conveyed to Grantor by deed recorded with the Worcester District Registry of Deeds in Book 69438, Page 167.

This sale is not a sale of all or substantially all of the assets of Maple Premier Realty LLC in the Commonwealth of Massachusetts and said sale is in the ordinary course of business of the Grantor.

Property Address: 26 Maple Street, Mendon, MA 01756

IN WITNESS WHEREOF, the said Maple Premier Realty LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Renata Ferraz, its Manager, this 1st day of May, 2024.

Maple Premier Realty LLC

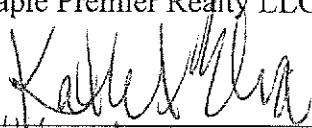
By: 
Renata Ferraz, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

May 1, 2024

On this 1st day of May, 2024, before me, the undersigned notary public, personally appeared Renata Ferraz, proved to me through satisfactory evidence of identification, which was a Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Manager of Maple Premier Realty LLC.*


Kathleen A. Elia, Notary Public
My Commission Expires: 5/4/29



* and as the free act and deed of Maple Premier Realty LLC.