

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: \$1,523.00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 12/18/2020 02:03 PM
 Ctrl# 218197 29547 Doc# 00158212
 Fee: \$1,368.00 Cons: \$299,999.00

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

QUITCLAIM DEED

ON THE FLIP SIDE LLC, a Massachusetts limited liability company with a principal office at 73 Carolé Lane, Whitinsville, Massachusetts

for consideration paid and in full consideration of Two Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine and 00/100 (\$299,999.00) Dollars

grants to **BARBARA A. VAN PELT**, now of 1 Western Circle Avenue, Mendon, Worcester County, Massachusetts, individually,

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, together with the buildings and improvements thereon, situated on the northwesterly side of Western Circle Avenue in Mendon, Worcester County, Massachusetts, a street off of the westerly side of North Avenue, bounded and described as follows:

BEGINNING at a point on the northwesterly side of said Western Circle Avenue S. 62° 30' W. 116 feet westerly from the westerly side of said North Avenue;

THENCE N. 27° 30' W., 68 feet along the land now or formerly of James W. Hutchinson, et ux, to a point at land now or formerly of Rondeau;

THENCE southwesterly 55 feet to a point;

THENCE northwesterly 44 feet, more or less, to a stone wall at land now or formerly of Frank M. Aldrich;

THENCE southwesterly along said stone wall, 104 feet to land now or formerly of William H. Casey;

THENCE southeasterly by said Casey land, 108 feet to the northwesterly side of West Circle Avenue;

THENCE northeasterly 54 feet to a point;

THENCE easterly 6 feet to a point,; and

THENCE easterly 55 feet to the place of beginning, the last three (3) courses being by the northwesterly side of said Western Circle Avenue.

PROPERTY ADDRESS: 1 WESTERN CIRCLE AVENUE, MENDON, MA

Said premises are conveyed together with the right to pass and repass with vehicles or otherwise northeasterly from the granted premises over said Western Circle Avenue, 40 feet wide and 231 feet long to said North Avenue. See plan of land filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 201, Plan 73.

This transfer does not constitute a sale of all or substantially all of the assets of the Grantor in the Commonwealth of Massachusetts and is made in the ordinary course of the Grantor's business.

Being all and the same premises conveyed to the Grantor by foreclosure deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 61837, Page 161.

Witness my hand and seal this 11th day of December, 2020.

ON THE FLIP SIDE LLC

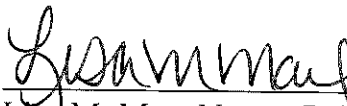


By: Kristen Andreozzi, Manager

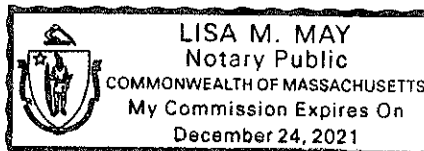
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 11th day of December, 2020, before me, the undersigned notary public, personally appeared Kristen Andreozzi, ~~Manager of ON THE FLIP SIDE LLC~~, proved to me through satisfactory evidence of identification, which was personal knowledge of her identity, 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 her free act and deed as Manager on behalf of ON THE FLIP SIDE LLC.**



Lisa M. May, Notary Public
My Commission Expires: 12/24/2021



ATTEST: WORC Kathryn A. Toomey, Register