

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: 10/14/2020 02:26 PM
 Ctrl# Doc# 00122009
 Fee: \$.00 Cons: \$1.00

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

363 WEST STREET AND 364 WEST STREET, HOPEDALE, MASSACHUSETTS

QUITCLAIM DEED

Charles E. Morneau and Gregg Nagel, Trustees of the One Hundred Forty Realty Trust u/d/t September 16, 1981, and recorded in the Worcester District Registry of Deeds in Book 7322, Page 177, with an address of 31 Conant Road, Lincoln, Massachusetts 01773

In consideration of One \$1.00) Dollar

Grant to Grafton & Upton Railroad Company of 42 Westboro Road, North Grafton, Massachusetts 01536

With quitclaim covenants

Two parcels of land in Hopedale, Worcester County, Massachusetts, identified as follows:

Parcel 1:

All and the same parcels of land known as 363 West Street, also known as 363 West Street ADJ, consisting of a total 20.99 acres further identified as Tract 1 containing 20.52 and Tract 2 containing .4750 acres on a deed to Grantor from Hopedale Development, Inc. dated September 16, 1981 and recorded at the Worcester District Registry of Deeds Book 7322 Page 181.

Parcel 2:

All and the same premises of land known as 364 West Street consisting of a total 25 +/- acres further identified as Tract 3 containing 82.35 acres, Tract 4 consisting of 68.97 acres and Tract 5 containing 3.84 acres on a deed to Grantor from Hopedale Development, Inc. dated September 16, 1981 and recorded at the Worcester District Registry of Deeds Book 7322 Page 181, excluding from this conveyance is all land subject to the Classified Forest-Agricultural or Horticultural-Recreational Land Tax Lien recorded by the Town of Hopedale, Massachusetts on October 2, 2014 at the Worcester District Registry of Deeds in Book 52875 Page 355.

Grantor hereby deposes and says that the property was not the homestead property of, and not the principal residence of, any person and the trustees as herein identified release all homestead rights that the beneficiaries of the One Hundred Forty Realty Trust may have in the property herein conveyed.

Executed as a sealed instrument this 12 day of October 2020.

SIGNATURES APPEAR ON FOLLOWING PAGES

Executed as a sealed instrument under the penalties of perjury this 12 day of October, 2020

Gregg Nagel, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

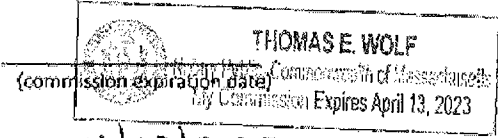
On this 12 day of Oct, 2020, before me, the undersigned notary public, personally appeared Gregg Nagel proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as.



Thomas E. Wolf

Thomas E. Wolf - Notary Public
(typed or printed name)

My commission expires:



4/13/2023

Executed as a sealed instrument this 12th day of October, 2020.

Charles E. Morneau, Trustee

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 12th day of October, 2020, before me, the undersigned notary public, personally appeared Charles E. Morneau proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as.

- Notary Public

(Typed or printed name) Sylla A. Flowers

My commission expires: 9/7/2021

(commission expiration date)

Return to:
Sandra R. Austin, Esq.
Law Office of Sandra Rennie Austin
24 Bolton Street
Marlborough, MA 01752

