

# **RICE ROAD APPLICATION**

## **ATTACHMENT 7**

**SITE CONTROL DOCUMENTATION / DEED**

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number : 52560  
Document Type : DEED  
Recorded Date : May 13, 2022  
Recorded Time : 01:43:25 PM

Recorded Book and Page : 67589 / 37  
Number of Pages(including cover sheet) : 4  
Receipt Number : 1443749  
Recording Fee (including excise) : \$2,435.00

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 05/13/2022 01:43 PM  
Ctrl# 237389 11192 Doc# 00052560  
Fee: \$2,280.00 Cons: \$500,000.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

FIDUCIARY DEED

I, KATHLEEN MARDIROSIAN, SUCCESSOR TRUSTEE OF THE MCLAUGHLIN FAMILY LIVING TRUST u/d/t June 22, 2007, Certificate of Trust recorded with the Worcester District Registry of Deeds in Book 41522 Page 259, **and Affidavit and Trustee Certificate to be recorded herewith**, of Millbury, Massachusetts, being married,

for consideration paid and in full consideration of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)

grant to SJV INVESTMENTS, LLC, a Massachusetts limited liability company with a usual place of business at 118 Turnpike Road, Suite 200, Southborough, Massachusetts 01772

WITH QUITCLAIM COVENANTS

The land and the buildings thereon located in Millbury, Worcester County, Massachusetts bounded and described as follows:

PARCEL I

A certain parcel of land situated on the northerly line of Rice Road in Millbury, Massachusetts bounded and described as follows:

BEGINNING at an iron pin set in the ground on the northerly line of Rice Road at the southerly corner of the land to be conveyed;

THENCE N. 16° 18' 30" E. seventy-three and eighty-three hundredths (73.83) feet to a point;

THENCE N. 16° 11' 15" E. one hundred ninety-nine and eighty-four hundredths (199.84) feet to a point;

THENCE N. 29° 44' 30" E. thirty-six and ninety-three hundredths (36.93) feet to a point;

THENCE N. 48° 47' 45" E. one hundred eighty and seven hundredths (180.07) feet to a point;

The last four courses being by land now or formerly of G.W. Rice;

THENCE turning and running S. 34° 00' 15" E. three hundred twenty-five and seventy-two hundredths (325.72) feet, more or less to a point;

17 Rice Road, Millbury, Massachusetts

THENCE turning and running S. 17 degrees 27' 30" W. two hundred thirty-nine and ninety-five hundredths (239.95) feet to the northerly line of Rice Road;

THENCE turning and running along the northerly line of Rice Road N. 77° 20' 30" W. three hundred seventy-five (375) feet to the place of beginning.

Being Lots 1, 2 and 3 as shown on a plan of property of M. Diana Hill et al, dated December 14, 1959, by John C. Miller, Registered Surveyor, Charlton, Massachusetts, recorded in the Worcester District registry of Deeds in Plan Book 244, Plan 45. Together with the right of way over Rice Road.

BEING the same premises conveyed to James F. McLaughlin and Maureen B. McLaughlin, Trustees or their successors, of the McLaughlin Family Living Trust by Deed of James F. McLaughlin and Maureen B. McLaughlin dated June 22, 2007 and recorded in the Worcester District Registry of Deeds in Book 41522 Page 260.

#### PARCEL II

The land and the buildings thereon in the Town of Millbury, Massachusetts bounded and described as follows:

1. South Main Street Land formerly belonging to Cyrus Eaton by Deed recorded with Worcester District Registry of Deeds in Book 2928, Page 481.
2. Being also the same premises mentioned and described in a certain deed from Stephen F. Bellville, collector of Taxes for the Town of Millbury to the Town of Millbury recorded in Worcester District Registry of Deeds in Book 3884, Page 583.

BEING the same premises conveyed to James F. McLaughlin and Maureen B. McLaughlin, Trustees or their successors, of the McLaughlin Family Living Trust by Deed of James F. McLaughlin and Maureen B. McLaughlin dated June 22, 2007 and recorded in the Worcester District Registry of Deeds in Book 41522 Page 262.

I, KATHLEEN MARDIROSIAN, hereby state under the penalties of perjury that the property conveyed herein was not the owner-occupied principal residence of the Grantor or the Trust Beneficiaries or the Grantors' or the Trust Beneficiaries' spouse or former spouse and no one is entitled to homestead rights therein.

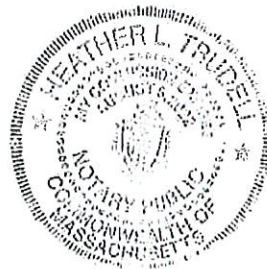
WITNESS my hand and seal this 12<sup>th</sup> day of May, 2022.

Kathleen Mardirosian  
KATHLEEN MARDIROSIAN,  
SUCCESSOR TRUSTEE

Worcester, ss. COMMONWEALTH OF MASSACHUSETTS May 12, 2022

Then personally appeared before me, the undersigned notary public, KATHLEEN MARDIROSIAN, SUCCESSOR TRUSTEE proved to me through satisfactory evidence of identification, which were personal knowledge/driver's license, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed as Trustee of the Trust.

Heather L. Trudell  
Heather L. Trudell, Notary Public  
Commission Expires: 8/5/22



# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number	: 52563
Document Type	: DEED
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Recording Fee (including excise)	: \$1,979.00

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 05/13/2022 01:43 PM  
Ctrl# 237390 23693 Doc# 00052563  
Fee: \$1,824.00 Cons: \$400,000.00  
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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

**DEED**

We, **JOHN ANTAYA AND KATHLEEN MARDIROSIAN**, as Trustees of the **RICE POND REALTY TRUST** under Declaration of Trust dated **April 21, 2006** and recorded in the **Worcester District Registry of Deeds in Book 38877, Page 166**, of Millbury, Massachusetts, each being married

For consideration paid, and in full consideration of less than **FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00)**

grant to **SJV INVESTMENTS, LLC**, a Massachusetts limited liability company with a usual place of business at 118 Turnpike Road, Suite 200, Southborough, Massachusetts 01772

***WITH QUITCLAIM COVENANTS***

A certain tract of land with the building(s) thereon in Millbury, Worcester County, Massachusetts on Rice Road, being shown as "Remaining Land of Cornelius T. Maher and Ellen M. Maher Deed Book 10425, Page 313, area = 11.9700 Acres" on Plan Book 821, Plan 32 together with a permanent and exclusive easement for all purposes for which land may be used as reserved in deed to Forrow Builders, Inc. recorded in Book 7594, Page 190.

Being the same premises conveyed to **John Antaya and Kathleen Mardirosian, Trustees of the RICE POND REALTY TRUST** by deed of Cornelius T. Maher and Ellen M. Maher dated April 19, 2006 and recorded with the Worcester District Registry of Deeds in Book 38877, Page 172.

We, **JOHN ANTAYA AND KATHLEEN MARDIROSIAN**, hereby state under the penalties of perjury that the property conveyed herein was not the owner-occupied principal residence of the Grantor or the Trust Beneficiaries or the Grantors' or the Trust Beneficiaries' spouse or former spouse and no one is entitled to an estate of homestead in the Premises.

**{SIGNATURES ON FOLLOWING PAGE}**

Rice Road, Millbury, MA

WITNESS our hands and seals this 12<sup>th</sup> day of May, 2022.

*John Antaya*

JOHN ANTAYA, Trustee of the RICE POND REALTY TRUST under Declaration of Trust dated April 21, 2006 and recorded in the Worcester District Registry of Deeds in Book 38877, Page 166

*Kathleen Mardirosian*

KATHLEEN MARDIROSIAN, Trustee of the RICE POND REALTY TRUST under Declaration of Trust dated April 21, 2006 and recorded in the Worcester District Registry of Deeds in Book 38877, Page 166

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

May 12, 2022

Then personally appeared before me, the undersigned notary public, JOHN ANTAYA AND KATHLEEN MARDIROSIAN, as Trustees of the RICE POND REALTY TRUST, proved to me through satisfactory evidence of identification, which were personal knowledge/driver's licenses, to be the persons who signed the preceding or attached document in my presence, and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed as Trustees.

*Heather L. Trudell*

Heather L. Trudell, Notary Public  
Commission Expires: 08/05/2022

