

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 3/9/2025 6:37:59 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
122711	DEED		82146/335	10/27/2023	1100000.00
Property-Street Address and/or Description					
55 W UNION ST					
Grantors					
APPLE RIDGE REALTY TRUST, HICKEY STEVEN A TR					
Grantees					
55 WEST UNION LLC					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 122711
Document Type	: DEED
Recorded Date	: October 27, 2023
Recorded Time	: 02:29:25 PM
Recorded Book and Page	: 82146 / 335
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2952469
Recording Fee (including excise)	: \$5,171.00

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 10/27/2023 02:29 PM
 Ctrl# 382159 30511 Doc# 00122711
 Fee: \$5,016.00 Cons: \$1,100,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
 208 Cambridge Street
 Cambridge, MA 02141
 617-679-6300
www.middlesexsouthregistry.com

Property Address: 55 West Union St. Ashland, MA 01721

QUITCLAIM DEED

I, Steven A. Hickey, Trustee of the Apple Ridge Realty Trust u/d/t dated November 2, 1992, recorded the Middlesex South District Registry of Deeds in Book 22694, Page 258 of Ashland, Middlesex County, Massachusetts

for consideration paid and in full consideration of One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00)

grant to **55 West Union LLC**

of 60 Pleasant Street, Suite 1, Ashland, MA 01721

with QUITCLAIM COVENANTS

That certain parcel of land in Ashland, Middlesex County, Commonwealth of Massachusetts situated on the Northerly side of West Union Street, being shown as Lot 1 on a plan of land entitled "Plan of Land Ashland, Massachusetts (Middlesex County) Scale: 1" = 40', November 18, 2019, Prepared for: Richmond Development, Prepared By: GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746", said plan recorded with the Middlesex South District Registry of Deed as Plan No. 1060 of 2019 and to which plan reference is made for a further description of said Lot 1.

Lot 1 contains according to said plan, 213,249 +/- S.F. or 4.90 acres +/-.

Lot 1 is conveyed subject to the following easements as shown on the above referred to plan:

1. A 50' wide M.B.T.A. Permanent Slope & Drainage Easement.
2. An existing 30' wide Utility Easement.
3. A 20' wide M.B.T.A. Slope Easement.
4. A 20' wide M.B.T.A. Permanent Slope & Drainage Easement.
5. A 25' wide M.B.T.A. Permanent Slope & Drainage Easement.
6. A Utility Easement

This conveyance is made subject to and with the benefit of easements, takings, restrictions and rights of way of record insofar as the same are in force and applicable.

The Grantor states under the pains and penalties of perjury that the Grantor, nor any beneficiary of the West Union Street Realty Trust, has never used the premises as a homestead property and no person has a claim to any right of homestead on said premises.

For Grantors Title see Deed recorded with the Middlesex South District Registry of Deeds in Book 22694, Page 263.


WITNESS my hand and seal this 29th day of October, 2023.

[Signature]
Steven A. Hickey, Trustee
Of Apple Ridge Realty Trust

Commonwealth of Massachusetts
County of Worcester

On this 29th day of October, 2023, before me, the undersigned notary public, personally appeared Steven A. Hickey, Trustee of Apple Ridge Realty Trust The Scarcelli Family Revocable Trust proved to me through satisfactory evidence of identification, which was pers. knowledge, to be the persons whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

 **DONNA P. WOLF**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 17, 2025