

# Middlesex North Registry of Deeds

## Electronically Recorded Document

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

---

### Recording Information

Document Number	:	62339
Document Type	:	DEED
Recorded Date	:	December 02, 2020
Recorded Time	:	08:49:39 AM
Recorded Book and Page	:	34994 / 110
Number of Pages(including cover sheet)	:	13
Receipt Number	:	909900
Recording Fee (including excise)	:	\$1,249.40

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Middlesex North ROD #14 001  
Date: 12/02/2020 08:49 AM  
Ctrl# 090619 27861 Doc# 00062339  
Fee: \$1,094.40 cons: \$240,000.00  
\*\*\*\*\*

**Middlesex North Registry of Deeds**  
**Richard P. Howe Jr., Register**  
**360 Gorham Street**  
**Lowell, Massachusetts 01852**  
**978/322-9000**  
**[www.lowelldeeds.com](http://www.lowelldeeds.com)**

Property Address:      133 Phineas Street  
Dracut, MA 01826

## QUITCLAIM DEED

**Valerie D. Vlahakis**, of Jersey City, Hudson County, New Jersey, **Alison MacKernan** (a/k/a Alison McKernan), of Staten Island, Richmond County, New York, **Portia Kornilakis, Trustee of the Photine Skandalis Revocable Trust u/d/t dated August 25, 1994, as amended and restated on March 13, 2003**, as evidenced by a Certificate of Trust recorded with the Middlesex North District Registry of Deeds at Book 29877, Page 278, of Orleans, Barnstable County, Massachusetts, **Louis Farm, LLC**, a Massachusetts limited liability company with its principal address of 9 Fletcher Street, Suite A, Chelmsford, MA 01824, **John C. Vlahakis**, of Lowell, Middlesex County, Massachusetts, **Charles C. Mpelkas**, of Matthews, Mecklenburg County, North Carolina, **John C. Mpelkas**, of Stow, Middlesex County, Massachusetts, **William C. Mpelkas**, of Lynn, Essex County, Massachusetts, and **Katherine Mpelkas**, of Peabody, Essex County, Massachusetts

for consideration paid and in full consideration of **Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00)**,

grant to **133 Phineas Street LLC**, a Massachusetts limited liability company, with its principal address located at 2100 Lakeview Avenue, Dracut, Massachusetts 01826

with *quitclaim covenants*,

The land in Dracut, Middlesex County, Massachusetts, bounded and described as follows:

**Parcel 1:** A certain piece or parcel of land with the buildings thereon situated on the westerly side of the Old Meadow Road in said Dracut, and being the same premises as conveyed to Elias N. Vlahakis by Bernard F. Gately Trustee in Bankruptcy by deed dated December 10, 1909 and recorded at the Middlesex North Registry of Deeds at Book 443, Page 473 to which reference may be had for a more particular description. Excepting from the above description such part as conveyed to Costos Vlahakis.

**Parcel 2:** A certain tract of land in Dracut in the County of Middlesex and Commonwealth of Massachusetts containing ten acres and 46/100ths acres more or less, situated in said Dracut, on the northerly side of Beaver Brook and Westerly from and near Old Meadow Road and being the same premises conveyed to Elias N. Vlahakis by John Defoe et ux. by deed dated October 28,

1911 and recorded at the Middlesex North Registry of Deeds at Book 474, Page 254 to which reference may be had for a more particular description. Excepting from the above description, that part as deeded to Costos Vlahakis.

**Parcel 3:** A certain piece of parcel of land in Dracut in the County of Middlesex and Commonwealth of Massachusetts and being the same premises conveyed to Elias N. Vlahakis by Panagiata H. Kalogaropolus by deed dated March 31, 1920 and recorded in the Middlesex North District Registry of Deeds at Book 623, Page 307, to which reference may be had for a more particular description. See Plan Book 37, Plan 34 in the Middlesex North Registry of Deeds.

**Parcel 4:** A certain piece or parcel of land in Dracut in the County of Middlesex and Commonwealth of Massachusetts situated on the Northerly and Easterly side of Beaver Brook being shown as lot 2 on a Plan of land entitled Plan of land in Dracut, Massachusetts, surveyed by Emile Demers and Grazella Demers, which plan is recorded in Middlesex North Registry of Deeds, and being the same premises conveyed to Elias N. Vlahakis by Emile Demers et al by deed dated September 22, 1927 and recorded in Middlesex North Registry of Deeds at Book 755, Page 118, to which reference may be had for a more particular description.

Meaning and intending to describe and to convey the same premises conveyed to Vasilo J. Vlahakis by deed of Elias N. Vlahakis dated January 8, 1949 and recorded with Middlesex North Registry of Deeds at Book 1108, Page 409. For title of all of the above-named Grantors, see Estate of Vasilike J. Vlahakis a/k/a Vasilo J. Vlahakis, Middlesex Probate Court Docket No. 506502 and Estate of Peter Vlahakis, Middlesex Probate Court Docket No. 502373. For title of Valerie D. Valhakis and Alison MacKernan (a/k/a Alison McKernan), see also Estate of Nicholas J. Vlahakis, Middlesex Probate Court Docket No. MI16P647EA, and deed of distribution of Jennifer McGehee, Personal Representative of the Estate of Nicholas J. Vlahakis, dated March 6, 2018 and recorded with said Deed at Book 32084, Page 227. For title of Portia Kornilakis, Trustee of the Photine Skandalis Revocable Trust, see also deed of Photine Skandalis dated July 24, 2015 and recorded with said Deeds at Book 29877, Page 282. For title of Louis Farm LLC, see also deed of Vanessa Nicolopoulos dated September 19, 2011, recorded with said Deeds, Book 25268, Page 129; deed of Lambda Beta, LLC to Vanessa Nicolopoulos and John C. Vlahakis dated December 29, 2010, recorded with said Deeds at Book 24649, Page 288; and deed of Louis J. Vlahakis to Lambda Beta, LLC dated November 24, 2004 and recorded with said Deeds at Book 18179, Page 281; for title of John C. Vlahakis, see the aforementioned deed of Lambda Beta, LLC recorded with said Deeds at Book 24649, Page 288. For title of Charles C. Mpelkas, John C. Mpelkas, William C. Mpelkas and Katherine Mpelkas, see also Estate of Angeline Mpelkas, Essex Probate Court Docket No. 05P-2547-EP1. See also, lot of land described as Tax Map Parcel 48, Parcel 24 on a plan of land entitled "Plan of Land; Dracut, Middlesex County, Massachusetts, 133 Phineas Street; prepared for Coravos Development Corp.; surveyed by Village Engineering; dated July 17, 2020; Scale: 1" = 60'" said plan being recorded with Middlesex North District Registry of Deeds in Plan Book 248, Plan 63.

The Grantors hereby certify under the pains and penalties of perjury that the within-granted premises is not the principal residence or homestead property of any Grantor, any spouse or former spouse of any Grantor, or any other person.

Grantor, Louis Farm, LLC states that this conveyance is being made in the ordinary course of Grantor's business and does not constitute a transfer of all or substantially all of the assets of Louis Farm, LLC located within the Commonwealth of Massachusetts.

***REMAINDER OF PAGE INTENTIONALLY BLANK***

***SIGNATURE PAGES FOLLOWS***

Witness my hand and seal this 20 day of November, 2020.

  
Valerie D. Vlahakis

STATE/COMMONWEALTH OF N J

Wiceton County

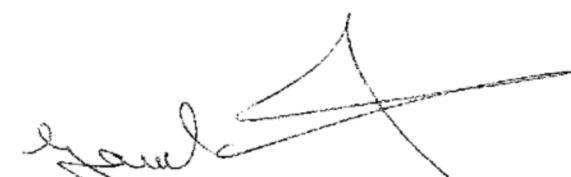
On this 20 day of November, 2020, before me, the undersigned notary public, personally appeared the above named **Valerie D. Vlahakis**, proved to me through satisfactory identification, being:

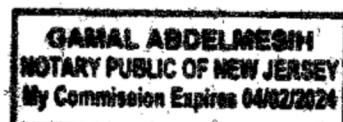
[  ] driver's license or other state or federal governmental document bearing a photographic image,

[  ] oath or affirmation of a credible witness known to me who knows the above signatory, or

[  ] my own personal knowledge of the identity of the signatory,

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, and who swore or affirmed to me that any certifications contained therein are truthful and accurate to the best of her knowledge and belief.

  
Notary Public:  
My Commission Expires:



Witness my hand and seal this 19<sup>th</sup> day of November, 2020.

Alison MacKernan  
Alison McKernan

**Alison MacKernan**  
a/k/a **Alison McKernan**

STATE/COMMONWEALTH OF New York

Richmond County

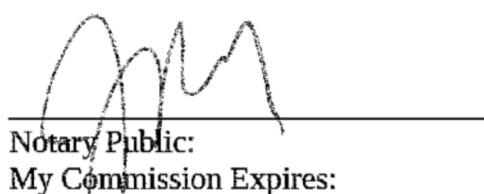
On this 19<sup>th</sup> day of November, 2020, before me, the undersigned notary public, personally appeared the above named **Alison MacKernan, a/k/a Alison McKernan**, proved to me through satisfactory identification, being:

[  ] driver's license or other state or federal governmental document bearing a photographic image,

[  ] oath or affirmation of a credible witness known to me who knows the above signatory, or

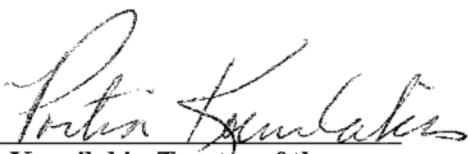
[  ] my own personal knowledge of the identity of the signatory,

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, and who swore or affirmed to me that any certifications contained therein are truthful and accurate to the best of her knowledge and belief.

  
Notary Public:  
My Commission Expires:

JOHN R. MERLINO JR.  
Notary Public, State of New York  
No. 01ME5012825  
Qualified in Richmond County  
Commission Expires June 15, 2023

Witness my hand and seal this 20<sup>th</sup> day of November, 2020.



Portia Kornilakis, Trustee of the  
**Photine Skandalis Revocable Trust**

**COMMONWEALTH OF MASSACHUSETTS**

Barnstable County, ss.

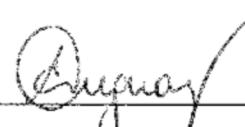
On this 20<sup>th</sup> day of November, 2020, before me, the undersigned notary public, personally appeared **Portia Kornilakis**, proved to me through satisfactory evidence of identification, which was/were:

[  ] driver's license or other state or federal governmental document bearing a photographic image,

[  ] oath or affirmation of a credible witness known to me who knows the above signatory, or

[  ] my own personal knowledge of the identity of the signatory,

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 Trustee of the **Photine Skandalis Revocable Trust**, a trust.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



EVGENIYA A DUGUAY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Feb. 22, 2024

**IN WITNESS WHEREOF**, the said **Louis Farm, LLC** has caused these presents to be signed, acknowledged and delivered in its name and behalf by **Vanessa Nicolopoulos**, its **Manager** hereto duly authorized, this 20 day of November, 2020.

**Louis Farm, LLC**

by

Vanessa Nicolopoulos  
Vanessa Nicolopoulos, its Manager

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex County, ss.

On this 20 day of November, 2020, before me, the undersigned notary public, personally appeared the above named **Vanessa Nicolopoulos**, proved to me through satisfactory identification, being:

driver's license or other state or federal governmental document bearing a photographic image,

oath or affirmation of a credible witness known to me who knows the above signatory, or

my own personal knowledge of the identity of the signatory,

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 **Manager of Louis Farm, LLC**, a limited liability company.



Notary Public  
My Commission Expires:  
John C. Geary  
08/15/2025

Witness my hand and seal this 20<sup>th</sup> day of November, 2020.

John Vlahakis  
John C. Vlahakis

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex County, ss.

On this 20<sup>th</sup> day of November, 2020, before me, the undersigned notary public, personally appeared the above named **John C. Vlahakis**, proved to me through satisfactory identification, being:

[  ] driver's license or other state or federal governmental document bearing a photographic image,

[  ] oath or affirmation of a credible witness known to me who knows the above signatory, or

[  ] my own personal knowledge of the identity of the signatory,

to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to me that any certifications contained therein are truthful and accurate to the best of his knowledge and belief.



Witness my hand and seal this 20 day of November, 2020.

Charles C. Mpelkas  
Charles C. Mpelkas

STATE/COMMONWEALTH OF NC

Union County

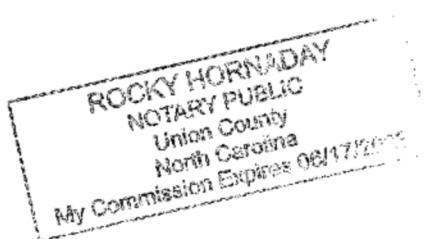
On this 20 day of November, 2020, before me, the undersigned notary public, personally appeared the above named **Charles C. Mpelkas**, proved to me through satisfactory identification, being:

[  ] driver's license or other state or federal governmental document bearing a photographic image,

[  ] oath or affirmation of a credible witness known to me who knows the above signatory, or

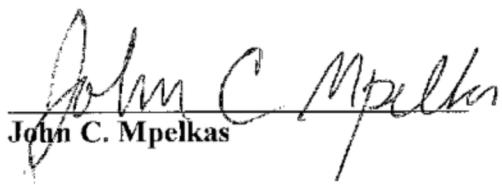
[  ] my own personal knowledge of the identity of the signatory,

to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to me that any certifications contained therein are truthful and accurate to the best of his knowledge and belief.



  
Notary Public:  
My Commission Expires: 06.17.2023

Witness my hand and seal this 20<sup>th</sup> day of November, 2020.

  
John C. Mpelkas

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex County, ss.

On this 20<sup>th</sup> day of November, 2020, before me, the undersigned notary public, personally appeared the above named **John C. Mpelkas**, proved to me through satisfactory identification, being:

driver's license or other state or federal governmental document bearing a photographic image,

oath or affirmation of a credible witness known to me who knows the above signatory, or

my own personal knowledge of the identity of the signatory,

to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to me that any certifications contained therein are truthful and accurate to the best of his knowledge and belief.



Notary Public: John C. Geary  
My Commission Expires: 08/15/2025

Witness my hand and seal this 30<sup>th</sup> day of November, 2020.



William C. Mpelkas

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex County, ss.

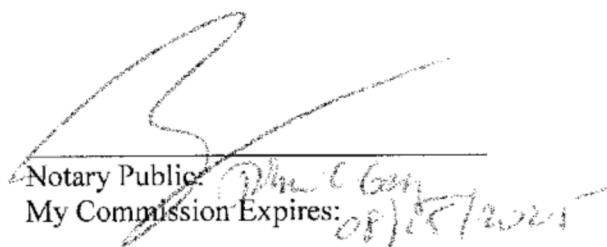
On this 30<sup>th</sup> day of November, 2020, before me, the undersigned notary public, personally appeared the above named **William C. Mpelkas**, proved to me through satisfactory identification, being:

driver's license or other state or federal governmental document bearing a photographic image,

oath or affirmation of a credible witness known to me who knows the above signatory, or

my own personal knowledge of the identity of the signatory,

to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to me that any certifications contained therein are truthful and accurate to the best of his knowledge and belief.



Notary Public: John C. Glary  
My Commission Expires: 08/18/2024

Witness my hand and seal this 20<sup>th</sup> day of November, 2020.

Katherine Mpelkas  
Katherine Mpelkas

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex County, ss.

On this 20<sup>th</sup> day of November, 2020, before me, the undersigned notary public, personally appeared the above named **Katherine Mpelkas**, proved to me through satisfactory identification, being:

[  ] driver's license or other state or federal governmental document bearing a photographic image,

[  ] oath or affirmation of a credible witness known to me who knows the above signatory, or

[  ] my own personal knowledge of the identity of the signatory,

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, and who swore or affirmed to me that any certifications contained therein are truthful and accurate to the best of her knowledge and belief.



Notary Public: John C. Geary  
My Commission Expires: 08/14/2025