



2008 00061318

Bk: 42908 Pg: 187

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MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 05/30/2008 02:57 PM
 Ctrl# 075238 11324 Doc# 00061318
 Fee: \$1,368.00 Cons: \$300,000.00

QUITCLAIM DEED

I, Jon Taylor, Successor Trustee to the Taylor Family Irrevocable Trust u/d/t dated June 1, 2006 and being an unrecorded trust

For consideration paid and in full consideration of Three Hundred Thousand (\$300,000.00) Dollars (\$300,000.00)

Grant to Shannon M. Fino, individually, of 10-12 Emerson Street, Mendon, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS

Parcel 1

The land in said Mendon, situate don the easterly side of Emerson Street, together with the buildings thereon, and being a portion of the same as that conveyed to me by deed of Henry W. Gaskill, dated October 18, 1922, recorded with Worcester District deeds, Book 2282, Page 591, the grantor's name given in said deed as Raymond L. Daly, the description as follows:

Beginning at the northwesterly corner of the granted premises on said Emerson Street at land of one Harold Adams at a corner of walls; thence running N. 47° E., 273 feet with a stone wall to a stone wall at land formerly of on McGaughey; thence S. 34° 45' E., 178 feet with said land of McGaughey and the stone wall to a drill hole in a stone in the wall; thence S. 42° W., 241 ½ feet by said grantor's land to a stone bound at said Emerson Street; thence N. 45° 05', 178 feet with said Emerson Street to said Adams land at the point of beginning.

Parcel 2


The land in said Mendon, situated on the easterly side of Emerson Street, and being a portion of the same as that conveyed to Raymond L. Daley a/k/a Raymond L. Daly and Verena R. Daley by deed of Henry W. Gaskill, dated October 18, 1922, recorded with Worcester District deeds, book 2282, page 591, the description as follows:

Property Address: 10-12 Emerson Street, Mendon

Beginning at the northwesterly corner of the granted premises on said Emerson Street at land of one Joseph Taylor at a stone bound; thence running N. 47° E., about 241 ½ feet to a drill hole in stone wall at land formerly of one McGaughey; thence S. 34° 45' E., 80 feet with said land of McGaughey and the stone wall to a drill hole in a stone in the wall; thence S. 42° W., 230 feet, more or less, by said grantor's land to a stone bound at said Emerson Street; thence N. 45° 05', 80 feet with said Emerson Street to said Taylor land at the point of beginning.

Being the same premises conveyed by Deed dated June 1, 2006 recorded with Worcester South District Registry of Deeds in Book 39151, Page 121.

WITNESS my hand and seal this 29th day of May 2008.




 Jon Taylor, Successor Trustee

THE COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

May 29, 2008

On this 29th day of May 2008, before me, the undersigned notary public, personally appeared Jon Taylor, Successor Trustee proved to me through satisfactory evidence of identification, which was a MASS Drivers License, 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.



 Notary Public: Francis X. Small
 My Commission Expires June 22, 2012



FRANCIS X. SMALL
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires
 June 22, 2012

6/22/2012