

QUITCLAIM DEED

I, **Beverly E. Harding, Trustee of the Harding Family Funding Trust** u/d/t dated June 3, 1994 and recorded at the Worcester County Registry of Deeds at Book 16344, Page 382, of 22 George Street, Mendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of *Love and Affection*

grant to **Bruce D. Harding, Trustee of the 22 George Street Trust** u/d/t dated May 1, 2011 and whose address is c/o **Philip W. Harding and Beverly E. Harding, 22 George Street, Mendon, MA 01756**

as set forth in Certificate of Trust pursuant to MGL 184 sec 35 recorded herewith. <sup>R</sup>

\* BOOK 47407 PAGE 397

with QUITCLAIM COVENANTS,

See Schedule A attached hereto for legal description

Title Reference: Worcester County Registry of Deeds Book 16344, Page 392.

We further certify as follows:

- a. I are the sole Trustee of said Trust;
- b. The Trust has not been amended or terminated;
- c. I am authorized to execute this deed.

WITNESS our hands and seals this 2<sup>nd</sup> day of May, 2011.

Property Address: 22 George Street,  
Mendon, MA 01756



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*Beverly E. Harding*  
Beverly E. Harding, Trustee

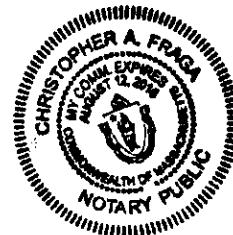
COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 2<sup>nd</sup> day of May, 2011, before me, the undersigned notary public, personally appeared Beverly E. Harding, Trustee of the Harding Family Funding Trust, personally known to me to be the person whose name is signed on the foregoing document, and acknowledged to me that they signed it voluntarily for its stated purpose, in my presence.

Witness my hand and official seal.

*C.A. Fraga*  
CHRISTOPHER A. FRAGA, NOTARY PUBLIC  
MY COMMISSION EXPIRES: AUGUST 12, 2016



TITLE NOT EXAMINED BY PREPARER

RETURN TO:  
FRAGA LAW OFFICE  
10 COMMERCIALWAY, STE 17  
RAYNHAM, MA 02767

Schedule "A"

KD

*Property Address: 22 George Street, Mendon, MA 01756*

A certain parcel of land with buildings thereon in Mendon in said Worcester County situated on the northerly side of George Street, and being shown as Lot #1 on plan entitled "Plan of Land in Mendon, MA, scale 1" = 20', February 16, 1989, Prepared for Philip Harding, 22 George Street, Mendon, MA 01756, Prepared by Jim Troupes, P.L.S. P.O. Box 9, Woodville, MA 01748". Said plan being recorded with the Worcester District Registry of Deeds in Plan Book 616, Page 92 and described as follows:

Beginning at a point on the northerly side of George Street, being the most southeasterly corner of the parcel herein conveyed:

THENCE: S. 86° 51' 30" E., 112.00 feet to a point along George Street. Said point being the most southwesterly corner of the parcel herein conveyed;

THENCE: N. 23° 17' 07" W., 35.31 feet to a point along land now or formerly owned by the Grantors;

THENCE: N. 00° 50' 35" E., 72.00 feet to a point along land now or formerly owned by the Grantors;

THENCE: N. 22° 11' 30" E. 180.54 feet to a point along land now or formerly owned by the Grantors. Said point being the most northwesterly corner of the parcel herein conveyed;

THENCE: N. 26° 45' 32" W. 54.81 feet to a point along land now or formerly owned by Norman L. Cox. Said point being the most northeasterly corner of the parcel herein conveyed;

THENCE: S. 07° 55' 40" E., 231.00 feet along land now or formerly owned by the said Cox to the point of beginning.

Said parcel containing 22,558 square feet, plus or minus, 0.52 acres according to said plan.

The Grantors, their heirs, executors, successors and assigns by Easement Deed dated June 3, 1994 and recorded at Book 16344, Page 399 have a right to pass and repass over land designated as Lot #2 on said plan in order to enter Lot #1 from Old Streeter Road. Said road discontinued by the Town of Mendon as referenced in Deed Book 2775, Page 472.

Being the same premises conveyed to these grantors by deed of Philip W. Harding and Beverly E. Harding dated June 3, 1994 and recorded at the Worcester County Registry of Deeds at Book 16344, Page 392.