

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 09/24/2013 03:11 PM  
Ctrl# 124831 01172 Doc# 00115755  
Fee: \$456.00 Cons: \$100,000.00



Bk: 51538 Pg: 104  
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COMMISSIONER'S DEED

I, ROBERT J. COTTON, of Hopkinton, Middlesex County, Massachusetts, duly appointed Commissioner in Partition by the Worcester Probate and Family Court, Docket No. 11E 0122, acting pursuant to Warrant dated October 17, 2012, for and in consideration of the sum of One Hundred Thousand (\$100,000) Dollars,

grant to: Bradley W. Wright, Trustee of Farm Street Realty Trust, u/d/t dated July 27, 2010, and recorded in Worcester County Registry of Deeds, Book 46087, Page 281, with a mailing address of Stallbrook Lane, Milford, Mass. 01757,

*with 2017 CLAM COVENANTS*

Two certain parcels of land, in Mendon, Worcester County, Commonwealth of Massachusetts, as hereinafter described:

PARCEL I:

A certain tract or parcel of land situated on the westerly side of the road leading from South Milford to Woonsocket and being bounded and described as follows: Beginning at the northeasterly corner of the premises at land now or formerly of Simon P. Bicknell; thence westerly on Bicknell's land to a corner of a wall at land formerly of the Heirs of John Howe; thence southerly on Howe land to a corner of a wall at land formerly of Edward S. Worthern; then easterly on Worthern land to said road; thence northerly on said road to the point of beginning.

PARCEL II:

A certain tract or parcel of land situated with the buildings thereon, situated on the northwesterly side of Bates Street, in said Mendon, and being more particularly bounded and described as follows:

Beginning at the northeasterly corner of the granted premises on the northwesterly side of Bates Street at a drill hole in a wall near a walnut tree, thence N. 89 18' W. by a stone wall and remaining land of Minnie Thayer, 460.93 feet to a drill hole at corner of walls; thence S. 00 45' W. by a stone wall and remaining land of Minnie Thayer 83.30 feet to the end of a stone wall and a cement bound; thence N. 89 05'E. 12.20 feet to a cement bound at

3 Bates Street Mendon MA

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the end of a wall; thence S. 10 30' W by a stone wall, 19.14 feet to a drill hole at corner of walls; thence S. 60 00" E. by a stone wall, 292.15 feet to a drill hole in the wall at said Bates Street, the last three courses bounding on land of one Sutcliff; thence northeasterly by said Bates Street 87.31 feet to a cement bound; thence northeasterly by said Bates Street, 153.40 feet to a Massachusetts Highway bound; thence northeasterly by said Bates Street, 73.50 feet to the drill hole at the point of beginning. See Plan in Plan Book 154, Plan 19.

Excepting from the above referenced Parcel I and Parcel II: All those premises described in deed of Phoebe U. York to Harry C. York and M. Lillian York dated August 28, 1948 and recorded in said Deeds in Book 3143, Page 108 and being shown on plan in Plan book 154, Plan 19.

For title reference see deed of Harry C. York to Phoebe U. York dated May 23, 1936 and recorded with Worcester District Registry of Deeds in Book 2668, Page 549 and Deed of Minnie Thayer to Phoebe York dated August 28, 1948 and recorded in said Deeds in Book 3143, Page 107. See also Estate of Phoebe U. York, Worcester Probate Case No. 235699.

See also: Bette Cimino v. Frances Ansell, et als. Worcester Probate and Family Court, Docket No. 11E 0122.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 24<sup>th</sup> day of September, 2013.

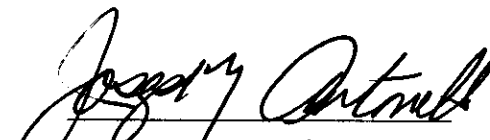


Robert J. Cotton, as  
Commissioner as  
aforesaid, and not  
individually.

Worcester, ss

COMMONWEALTH OF MASSACHUSETTS

On this 24<sup>th</sup> day of September, 2013, before me, the undersigned Notary Public, personally appeared the aforesaid Robert J. Cotton, whose identity was satisfactorily proved to me by a Mass Drivers Licen, and who acknowledged that he executed the foregoing instrument as his free and voluntary act as Commissioner, for the purposes stated therein.

  
Joseph M. Antomelli  
(print)

My Commission expires: *MARCH 16, 2018*