



2014 00011742

Bk: 52024 Pg: 156

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QUITCLAIM DEED

We, RICHARD A. SKINNER and RITA D. SKINNER, Trustees of the HARTFORD AVENUE EAST 143 REALTY TRUST u/t/d January 7, 2000 recorded with the Worcester District Registry of Deeds in Book 22223, Page 353, as evidenced by a Trustee's Certificate recorded herewith, for consideration paid and in full consideration of less than One Hundred Dollars (\$100.00) grant to RICHARD A. SKINNER and RITA D. SKINNER, as Tenants in Common, of 143 Hartford Avenue East, Mendon, MA 01756

with QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, situated on the Southerly side of Boston Road, also known as Hartford Avenue, and on the Easterly side of Providence Road, also known as South Main Street and Bates Avenue, bounded and described as follows:

Beginning at the Northwesterly corner of the granted premises at the intersection of the Southerly line of said Hartford Avenue with the Easterly line of South Main Street; thence

SOUTHERLY by the Easterly side of said South Main Street, about 120.00 feet to an iron pin at land now or formerly of one Lindfeld, now or formerly of one MacLaughlin; thence

S. 87° 30' E., about 40.00 feet; thence

S. 73° 20' E., about 38.00 feet; thence

S. 89° 30' E., about 80.00 feet; thence

S. 19° E., about 98.50 feet; thence

S. 47° 45' E., about 138.00 feet; thence

N. 84° E., about 80.00 feet to the corner of a wall at land now or formerly of one Ramee, the last six (6) courses bounding on land now or formerly said Lindfeld; thence

NORTHERLY by land now or formerly of said Ramee and a stone wall to the Southeasterly corner of land now or formerly of one McBride; thence

Return to:

Ralph F. Tepper, Esquire  
85 Hartford Avenue West  
Mendon, MA 01756-1036

Property Address: 143 Hartford Avenue East, Mendon, MA 01756

WESTERLY by the Southwesterly boundary of land now or formerly of McBride to the Southwest corner of said McBride land; thence

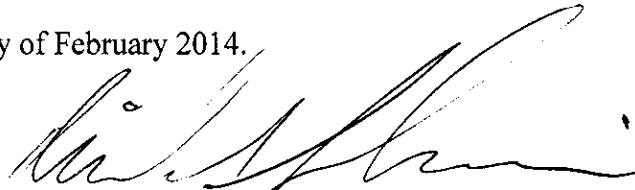
NORTHERLY by the Westerly boundary of said land now or formerly of McBride to the Southerly line of said Hartford Avenue, the last line passing through the center of a well near the Southwesterly corner of land now or formerly of said McBride; thence

WESTERLY by the Southerly line of said Hartford Avenue to the point of beginning.

Subject to the right of way referred to in Deed of Maud B. Ripley to Oliver D. MacLaughlin, dated November 10, 1928, and recorded with the Worcester South District Registry of Deeds in Book 2485, Page 328, if the same affects the locus.

Meaning and intending to convey and hereby conveying the same premises conveyed by deed of Richard A. Skinner and Rita D. Skinner to Richard A. Skinner and Rita D. Skinner, Trustees of the Hartford Avenue East 143 Realty Trust dated January 7, 2000, and recorded with the Worcester South District Registry of Deeds in Book 22223, Page 359.

Executed as a sealed instrument this 4<sup>th</sup> day of February 2014.

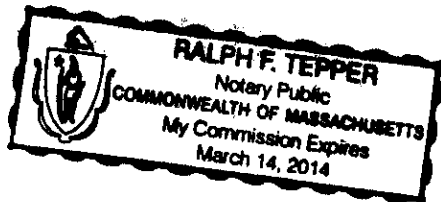
  
 RICHARD A. SKINNER, Trustee

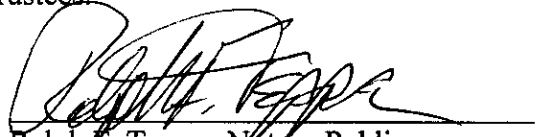
  
 RITA D. SKINNER, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 4<sup>th</sup> day of February 2014, before me the undersigned notary public, personally appeared RICHARD A. SKINNER and RITA D. SKINNER personally known to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as Trustees.



  
 Ralph F. Tepper-Notary Public  
 My commission expires: March 14, 2014