



2014 00067293

Bk: 52597 Pg: 316

Page: 1 of 3 07/25/2014 03:30 PM WD

QUITCLAIM DEED

I, **Bradley W. Wright**, Trustee of Farm Street Realty Trust, u/d/t dated July 27, 2010, recorded in the Worcester County Registry of Deeds in Book 46087, Page 281, of 1 Stallbrook Road, Milford, Worcester County Massachusetts, in consideration of FOUR HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$427,500.00), grants to **Eric Hodge**, individually, a married man, now of 3 Bates Street, Mendon, Massachusetts. ^{K.}

with QUITCLAIM 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:

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/25/2014 03:30 PM
Ctrl# 133284 21101 Doc# 00067293
Fee: \$1,949.40 Cons: \$427,500.00

Property Address: 3 Bates Street, Mendon, MA.

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. $89^{\circ} 18'$ W. by a stone wall and remaining land of Minnie Thayer, 460.93 feet to a drill hole at corner of walls; thence S. $00^{\circ} 45'$ W. by a stone wall and remaining land of Minnie Thayer 83.30 feet to the end of a stone wall and cement bound; thence N. $89^{\circ} 05'$ E. 12.20 feet to a cement bound at the end of a wall; thence S. $10^{\circ} 30'$ W by a stone wall, 19.14 feet to a drill hole at corner of walls; thence S. $60^{\circ} 00'$ 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 Robert J. Cotton as he is the Commissioner in Worcester Probate Court Case # 11E 0122, dated September 24, 2013 and recorded in the Worcester Registry of deeds in Book 51538 Page 104.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 24th day of July, 2014.

FARM STREET REALTY TRUST

By: Bradley W. Wright Trustee
Bradley W. Wright, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 24th day of July, 2014, before me, the undersigned notary public, personally appeared **Bradley W. Wright**, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person/s whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the Farm Street Realty Trust and as his free act and deed and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Joseph M. Antonellis
Joseph M. Antonellis, Notary Public
My Commission Expires: March 16, 2018

