



2017 00054026

Bk: 57175 Pg: 322

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QUITCLAIM DEED

I, Bruce D. Harding, Trustee of the 22 George Street Trust, u/d/t dated May 1, 2011. This is an unrecorded Trust; Trustee Certificate recorded in the Worcester District Registry of Deeds on May 20, 2011 in Book 47407, Page 397.

For consideration of TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$265,000.00) PAID

Grant to Jacqueline H. Doyle and Russell F. Weed as Joint Tenants with Rights of Survivorship, of 22 George Street, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants

A certain parcel of land with the buildings thereon in Mendon in said Worcester County situated on the northerly side of George Street and being shown as Lot #1 on a 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 is recorded in 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;

22 George St, Mendon MA

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/26/2017 01:46 PM
Ctrl# 168340 01633 Doc# 00054026
Fee: \$1,208.40 Cons: \$265,000.00

MAIL TO:
William F. Brewin, Jr., Esq.
277 Main Street
Marlborough, MA 01752

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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 contains 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 in 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 Street Road. Said road discontinued by the Town of Mendon as referenced in Deed in Book 2775, Page 472.

The Trustee certifies that the trust has not been amended, revoked or terminated and remains in full force and effect, and that he has full legal power and right and is authorized and directed by the holder of the entire beneficial interest of the trust to execute and deliver this deed to the property.

Grantor hereby releases his rights of Homestead and further state under the pains and penalties of perjury that no other person is entitled to the benefits of an existing estate of Homestead.

Meaning and intending to convey the same premises conveyed to grantor by deed dated May 2, 2011 and recorded in the Worcester District Registry of Deeds in Book 47408, Page 1.

Witness my hand and seal this 24th day of May, 2017.

Bruce D. Harding, TR
Bruce D. Harding, Trustee

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS:

May 24, 2017

On this 24th day of May, 2017, before me, the undersigned notary public, personally appeared Bruce D. Harding, provided to me through satisfactory evidence of identification which was a Driver's 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 purposes as Trustee of the 22 George Street Trust as his free act and deed.

Thomas L. McLaughlin

Thomas L. McLaughlin, Notary Public
My Commission Expires: 2/15/2019

