

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/26/2014 02:48 PM
Ctrl# 137309 23920 Doc# 00112379
Fee: \$3,488.40 Cons: \$765,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

TRUSTEE DEED

We, **ARTHUR J. OBER, JR. and JUDITH E. OBER, TRUSTEES** of the **MENDON COUNTRY TRUST**, established under a Declaration of Trust dated April 1, 1988 and recorded in the Worcester District Registry of Deeds in Book 11494, Page 362, being married to each other, both of Mendon, Massachusetts

In consideration of **SEVEN HUNDRED SIXTY-FIVE THOUSAND DOLLARS (\$765,000.00), paid**

Grant(s) to **BETHANY COMMUNITY CHURCH, a Massachusetts Corporation** having an usual place of business at 15 Cape Road, Mendon, Worcester County, Massachusetts

With QUITCLAIM COVENANTS

TRACT ONE:

Those two adjoining parcels of land, with the buildings and improvements thereon, situated on the northerly side of Hastings Street in Mendon, Worcester County, Massachusetts, laid out and designated as Parcel 1 and Parcel 2 on that certain plat entitled, "Land of John Reidle Mendon, Mass. Feb. 3, 1972 Scale 1" = 60' John R. Andrews, Jr. Surveyor", which plan is recorded with Worcester District Registry of Deeds, Plan Book 436, Plan 100.

Said Parcel 1 is a portion of the premises conveyed to John I. Riedle et ux by Deed of John Harcovitz et ux dated October 14, 1971, recorded with said Deeds, Book 5179, Page 574 and is further described as Lot B on that certain plat entitled "Land of John Reidle Mendon, Mass. Dec. 16, 1971 Scale: 1" =100' John R. Andrews, Jr. Surveyor" which plan is recorded with said Deeds, Plan Book 365, Plan 79.

Said Parcel 2 was conveyed to John I. Riedle et ux by Deed of Sidney Smith, Trustee, dated August 13, 1971, recorded with said Deeds, Book 5142, Page 349 and is further described as Lot A on a plan entitled "Plan to Show Division of Property in Mendon, Mass. Owned by David H. Snay, Jr. et ux. Survey & Plan by Kenneth Shaw Sutton, Mass.", which plan is recorded with said Deeds, Plan Book 233, Plan 87.

Excepting and excluding from the above-described property the premises containing 5,216 square feet of Land shown as Parcel 4 on Plan recorded in said Deeds in Book 34527, Page 176 as conveyed to The Town of Mendon by Deed dated January 14, 2004 and recorded in Book 34527, Page 176.

TRACT TWO

A certain Parcel of land, with the buildings thereon, situated on the northwesterly side of Hastings Street in Mendon, Worcester County, Massachusetts, being more particularly bounded and described as follows, to wit:-

Beginning at the most southerly corner of the granted premises on the northwesterly side of said street and at land now or formerly of one Parkinson;

THENCE: N. 36° 23' 45" W., 87.09 feet to a point;
 THENCE N. 88° 53' W., 45.13 feet to a point;
 THENCE N. 88° 42' W., 35.22 feet to a point;
 THENCE N. 82° 53' W., 20.67 feet to a point;
 THENCE N. 55° 22' W., 60.45 feet to a point;
 THENCE N. 43° 32' W., 118.90 feet to a point, the last six (6) measurements bounding by said Parkinson land;
 THENCE S. 46° 28' W. in part by said Parkinson land and in part by land of Riedle, 187.5 feet to a point;
 THENCE N. 35° 16' 03" W. by said Riedle land, 630.94 feet to a point;
 THENCE N. 51° 56' E. by land of the Town of Mendon, 153.45 feet to a point;
 THENCE S. 37° 32' 20" E., 597.52 feet to a point;
 THENCE N. 48° 49' E., 164.76 feet to a point;
 THENCE S. 31° 25' E., 156.03 feet to a point, the last three measurements being by land now or formerly of said Riedle;
 THENCE S. 35° 33' E. by land now or formerly of one Snay, 201.43 feet to a point in the northwesterly line of said street; and
 THENCE S. 39° 36' W. by the northwesterly line of said street, 36.0 feet to the point of beginning.

Said premises are shown on plan entitled Land of John Reidle Mendon, Mass. Mar. 20, 1972 by John R. Andrews, Jr., Surveyor, filed with Worcester District Deeds, Plan Book 365, Plan 80.

Said premises are conveyed subject to easements of record and/or as shown on aforementioned plan.

Said premises are conveyed subject to the rights, rights of way, easements and obligations as well together with the right to draw water for domestic purposes, all as granted by Deed of John I. Riedle et ux to Arthur J. Ober, Jr. et ux dated June 26, 1972, recorded in Book 5234, Page 242.

Said premises are conveyed together with the right to maintain and repair the drain leading from the barn as described in a Deed from Clayton E. Parkinson et ux to John Harcovitz et ux dated June 8, 1966, record3d in said deeds in Book 4672, Page 583 so far as now in force and applicable.

For Title to Tract One and Tract Two, see Deed of Arthur J. Ober, Jr. et ux to Arthur J. Ober, Jr. and Judith E. Ober, Trustees of Mendon Country Trust, dated June 24, 1988 and recorded in said Deeds in Book 11494, Page 367.

TRACT THREE

The premises described as Parcel 5 as shown on a plan of land located in Mendon, Massachusetts, prepared by Geod Consulting, Boston, MA, dated January 8, 2002, revised February 2002, which plan is recorded in Plan Book 814, Plan 64. Said Parcel is more particularly described as follows:

Commencing at a 4"X4" concrete Worcester County Highway bound on the northerly side of Hastings Street, otherwise known as State Road 16, said bound at station 123+44.78 according to the December 20, 1949 alteration as filed with the Worcester County Engineering Department.

Thence along a curve concave to the southeast having a tangent bearing of north 35° 56' 41" east and radius of 2030'; thence northeasterly 56.78' along said curve through a central angle of 01° 36' 10" to a point 1.46' southeasterly of a broken granite fencepost; Thence north 35° 04' 19" west 279.44' along a line of granite fence posts to an iron rod and cap and the Point of Beginning.

Then from the Point of Beginning north 35° 04' 19" west 414.40' to property of the Town of Mendon;

Thence north 49° 02' 38" east 25.13' to an iron rod and cap;

Thence north 35° 04' 19" west 416.97' to an iron rod and cap;

Thence south 54° 54' 13" west 25.00' to an iron rod and cap and the Point of Beginning.

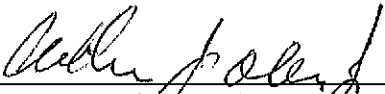
Described property contains 10,392 square feet, more or less.

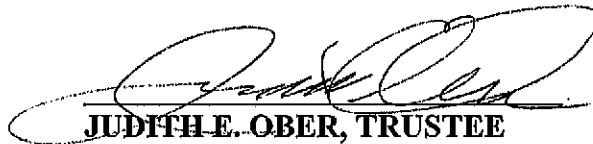
For title see Deed recorded in Book 34527, Page 180.

WE, ARTHUR J. OBER, JR. and JUDITH E. OBER, TRUSTEES of the **MENDON COUNTRY TRUST**, hereby waive and release all right of Homestead that we may have in this property and hereby state that no other person is entitled to the protection of the Homestead Act.

THIS INSTRUMENT DOES NOT CREATE ANY NEW BOUNDARIES.

EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES
OF PERJURY THIS 24TH DAY OF NOVEMBER, 2014.

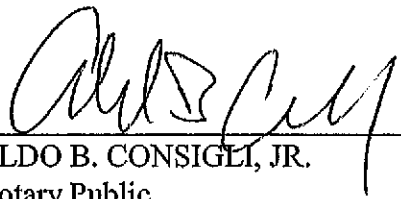

ARTHUR J. OBER, JR., TRUSTEE

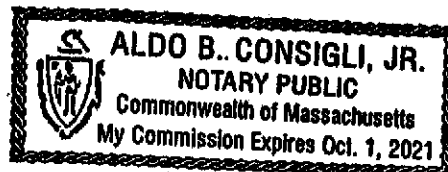

JUDITH E. OBER, TRUSTEE

Commonwealth of Massachusetts

Worcester, ss

On this 24th day of November, 2014, before me, the undersigned notary public, personally appeared Arthur J. Ober, Jr and Judith E. Ober, Trustees of Mendon Country Trust, and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identification, to be the persons whose names are signed on the preceding or attached document(s), and acknowledged to me that they signed it voluntarily for its stated purpose and made oath that the statements contained herein are true and accurate to the best of their knowledge and belief.


ALDO B. CONSIGLI, JR.
Notary Public
My commission expires: 10/01/2021



ATTEST: WORC Anthony J. Vigliotti, Register