

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: 05/13/2022 02:01 PM
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Fee: \$.00 Cons: \$1.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, MARGARET E. TAFT, an unmarried woman, of Mendon, Massachusetts,

for consideration paid of One (\$1.00) Dollar

grant a Life Estate interest to MARGARET E. TAFT, of 14 Maple Street, Mendon, Massachusetts, with a remainder interest to ROGER E. TAFT, of 93 Memory Lane, Laconia, New Hampshire, and WAYNE D. TAFT, of 89 Uxbridge Road, Mendon, Massachusetts, provided that they survive the grantor, as tenants in common,

with quitclaim covenants

a certain parcel of land situated in the dentral part of Mendon, Worcester County, Massachusetts, with all the buildings and improvements thereon and all the privileges nad appurtenances thereto belowing, bounded and described as follows:

BEGINNING at a stake in the ground on the southwesterly side of the Old Hartford Turnpike (so called), said stake being 84 feet 3 inches from the southeasterly corner of the store formerly occupied by Aldrich and Brother and 106 feet 1/2 inch from the northwesterly corner of the new schoolhouse;

THENCE running southeaterly bounding northeasterly on said Turnpike 85 feet 7 1/2 inches to a corner near the store formerly occupied by Thayer & Williams;

THENCE S. 61° 40' W. 4 rods 14 links to a corner;

THENCE S. 31° 30' E. 2 rods 21 links to a corner;

THENCE S. 58° W. 1 rod 3 links to a corner;

THENCE S. 37° 40' E. 10 rods 18 links to land formerly of Royal Peters, the last four lines bounding on land of the former grantor, Old Colony Trust Comapny;

THENCE S. 54 1/2° W. 1 rod 4 links;

THENCE S. 44 1/2° E. 4 rods, the last two lines bounding on land formerly of said Peters;

PROPERTY ADDRESS: 14 MAPLE STREET, MENDON, MA

THENCE S. 39° E. 8 rods;

THENCE N. 56° E. 5 rods 12 links to an old wall, the last two lines boundin on land now or formerly of John Barry;

THENCE running southerly as the wall now stands 144 feet 5 inches to a corner, bounding northerly on the former grantor Old Colony Trust Company's other land;

THENCE running westerly as the wall not stands to a corner;

THENCE running northerly as the wall now stands to a corner;

THENCE running westerly as the wall now stands bounding on land now or formerly of Sumner Ballou, William G. Gassett, Nancy Cummings and Gilbert Gaskill to a corner, at land formerly of Mary M. Hayward;

THENCE northerly by land formerly of said Mary M. Hayward to a corner;

THENCE easterly as the wall now stands by land formerly of Mary M. Hayward, Dennis Eames and Alvan T. Staples, to land of Alexander H. Allen;

THENCE N. 86 3/4° E. 11 rods to a corner;

THENCE N. 3 1/4° W. 10 rods 22 links to the southerly line of said Old Hartford Turnpike (so called), the last two line bounding on said Allen's land;

THENCE easterly on the southerly line of said Turnpike tot the place of beginning.

Said parcel contains 15 acres of land, more or less.

Also, a certain tract or parcel of land situated in Village of said Mendon, bounded and desribed as follows:

BEGINNING at the southwest corner of land now or formerly of the heirs of George Rawson;

THENCE southerly 64 feet 4 inches to the northwest corner of land now or formerly of John Barry;

THENCE northerly, bounding westerly of land of the grantee, 65 feet to a corner;

THENCE easterly, bounding northerly on land of the grantee, 19 feet 1 inch to the place of begining.

Said parcels are conveyed subject to the condition to build a fence as recited in the instrument recorded with the Worcester County (Worcester District) Registry of Deeds in Book 11493, Page 77, so far as the same may now be in force and applicable to the granted premises.

Said parcels are conveyed subject to all encumbrances and benefits of record so far as the same may now be in force and applicable to the granted premises.

There is excepted and excluded from this conveyance the following parcels:

Those parcels conveyed to STANLEY W. McGAUGHEY and GROVER C. McGAUGHEY by instrument recorded with said Deeds in Book 2815, Page 463;

The parcel conveyed to HARRY KUSHNER by instrument recorded with said Deeds in Book 2978, Page 517;

The parcel conveyed to GUIDO SABATINELLI by instrument recorded with said Deeds in Book 3292, Page 64;

Those parcels conveyed to CARLTON L. GOSS by instrument recorded with said Deeds in Book 3218, Page 365;

The parcel conveyed to MENDON HOUSING AUTHORITY by instrument recorded with said Deeds in Book 4652, Page 13;

Said parcels are conveyed subject to a life estate to GERALD R. TAFT, as recited in instrument recorded with said Deeds in Book 11493, Page 77.

The Grantor reserves all rights of Homestead to and in the granted premises.

Being all and the same premises conveyed to ROGER E. TAFT, SR. and MARGARET E. TAFT by deed dated July 23, 1988 and recorded with said Deeds in Book 11493, Page 77.

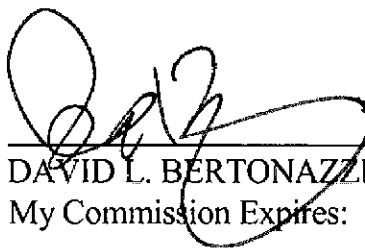
Witness my hand and seal this 13th day of May, 2022.


MARGARET E. TAFT

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 13th day of May, 2022, before me, the undersigned notary public, personally appeared MARGARET E. TAFT, proved to me through satisfactory evidence of identification, which was MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



DAVID L. BERTONAZZI, Notary Public
My Commission Expires: 05/10/2024

ATTEST: WORC Kathryn A. Toomey, Register