

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: 04/15/2025 02:57 PM
Ctrl# 268547 03917 Doc# 00029178
Fee: \$3,328.80 Cons: \$730,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

Property Address: 14 Maple Street, Mendon, Massachusetts 01756

QUITCLAIM DEED

We, **Roger E. Taft**, an unmarried person, of Laconia, New Hampshire, **Wayne D. Taft**, a married person, and **Margaret E. Taft**, an unmarried person, both of Mendon, Massachusetts, for consideration paid in full of;

SEVEN HUNDRED THIRTY THOUSAND and 00 100 (\$730,000.00) DOLLARS

grant to: **14 Maple Street, LLC, a Massachusetts limited liability company**, with a mailing address of 26 Metcalf Avenue, Milford, Massachusetts, 01757

with Quitclaim Covenants;

A certain parcel of land with the buildings thereon, situated on the in the Town of Mendon, Worcester County, Massachusetts, as described in Exhibit A attached hereto and made a part hereof

Meaning and intending to describe and convey the same premises conveyed to us by deed dated May 13th, 2022 recorded at the Worcester County Registry of Deeds in Book 67589, Page 274.

The within described premises does not constitute homestead property of Roger E. Taft and Wayne D. Taft or his spouse.

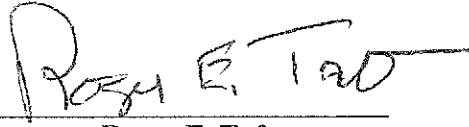
Grantors herein release all rights of homestead in said premises and declare under the penalties of perjury that no other parties have homestead rights therein.

Margaret Taft hereby releases any and all rights as a life estate holder and tenant in said premises and declare under the penalties of perjury that no other parties have life estate rights therein.

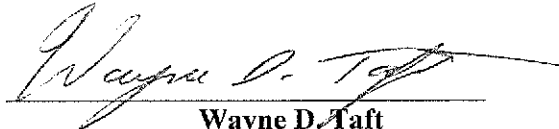
Gerald R. Taft died February 16, 2024. See Death Certificate and Estate Tax Affidavit recorded herewith.

Signature Page to Follow

Witness our hands and seals this 10 day of April, 2025.



Roger E. Taft



Wayne D. Taft



Margaret E. Taft

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 10 day of April, 2025, before me, the undersigned notary public, personally appeared **Roger E. Taft, Wayne D. Taft and Margaret E. Taft**, proved to me through satisfactory evidence of identification, which were Driver's Licenses (MA), 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.



Notary Public:

My commission expires:



EXHIBIT A
(PAGE ONE OF THREE)

a certain parcel of land situated in the central part of Mendon, Worcester County, Massachusetts, with all the buildings and improvements thereon and all the privileges and appurtenances thereto belonging, 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 $\frac{1}{2}$ inch from the northwesterly corner of the new schoolhouse;

THENCE running southeasterly bounding northeasterly on said Turnpike 85 feet 7 $\frac{1}{2}$ 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° 31' 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 Company;

THENCE S. 54 $\frac{1}{2}$ ° W. 1 rod 4 links;

THENCE S. 44 $\frac{1}{2}$ ° E. 4 rods, the last two lines bounding on land formerly of said Peters;

THENCE S. 39° E. 8 rods;

THENCE N. 56° E. 5 rods 12 links to an old wall, the last two lines bounding 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 now 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;

EXHIBIT A
(PAGE TWO OF THREE)

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

THENCE N. $86\frac{3}{4}^{\circ}$ E. 11 rods to a corner;

THENCE N. $3\frac{1}{4}^{\circ}$ W. 10 rods 22 links to the southerly line of said Old Hartford Turnpike (so called), the last two lines bounding on said Allen's land;

THENCE easterly on the southerly line of said Turnpike to 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 described 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 beginning.

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 the above described parcels the following parcels:

- i. Those parcels conveyed to STANLEY W. McGAUGHEY and GROVER C. McGAUGHEY by instrument recorded with said Deeds in Book 2815, Page 463;
- ii. The parcel conveyed to HARRY KUSHNER by instrument recorded with said Deeds in Book 2978, Page 517;
- iii. The parcel conveyed to GUIDO SABATINELLI by instrument recorded with said Deeds in Book 3292, Page 64;

EXHIBIT A
(PAGE THREE OF THREE)

- iv. Those parcels conveyed to CARLTON L. GOSS by instrument recorded with said Deeds in Book 3218, Page 365;
- v. The parcel conveyed to MENDON HOUSING AUTHORITY by instrument recorded with said Deeds in Book 4652, Page 13;

ATTEST: WORC Kathryn A. Toomey, Register