



Bk: 41272 Pg: 284 Doc: DEED
Page: 1 of 3 06/06/2007 09:49 AM

QUITCLAIM DEED

We, John A. Claflin and Margaret E. Claflin, both of Mendon, Worcester County, Commonwealth of Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant to John A. Claflin and Margaret E. Claflin, as Co Trustees of the Claflin Family Irrevocable Trust u/t/d June 4, 2007 with mailing address of 141 Millville Road, Mendon, Massachusetts and a Trustees Certificate recorded herewith. *Book 41272 Page 283*

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land with the buildings thereon situated on the westerly side of Millville Road in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at a point on a stone wall at the northeasterly corner of the described premises at a point in the southwesterly line of said Road as laid out by the County Commissioners in 1937 which point of beginning is 1.93 feet distant S. 37° 39' 43" W. from a drill hole in said stone wall;

THENCE N. 39° 15' 00" W 48.79 feet to a Worcester County Highway bound;

Return to: Francis X. Small, Esq.
24 Asylum Street
Milford MA 01757

Property Address: 141 Millville Road, Mendon

3

- THENCE by a curve to the left having a radius of 777.00 feet a distance of 71.13 feet to a Worcester County Highway bound;
- THENCE N. 51° 52' 10" W. 33.39 feet to a point, the last three measurements being along the southwesterly location line of said Road as laid out in 1937;
- THENCE S. 39° 37' 33" W. 9.73 feet to a drill hole in a base stone;
- THENCE continuing the same course by a stone wall 82.99 feet to a drill hole;
- THENCE S. 09° 06' 42" W. by a stone wall 176.56 feet to a drill hole at the corner of stone walls;
- THENCE S. 67° 01' 30" E. by a stone wall 47.42 feet to a drill hole at the corner of stone walls;
- THENCE N. 34° 56' 45" E. by a stone wall 141.24 feet to a drill hole at the corner of stone walls;
- THENCE S. 52° 00' 26" E. by a stone wall 130.12 feet to a drill hole at the corner of stone walls;
- THENCE N. 37° 39' 43" E. by a stone wall 63.90 feet to the point of beginning, the last above described premises are shown on plan entitled Plan of Land in Mendon, Mass., on Millville Road, June 23, 1956 by Eastman and Corbett Inc. Civil Engineers filed with Worcester District Registry of Deeds, Plan Book 217, Page 88.

For our title see deed of William E. Bradgon et ux dated September 8, 1961 and recorded in the Worcester District Registry of Deeds in Book 4224 Page 174.

WITNESS our hands and seals this 4th day of June 2007.

John A. Claflin
John A. Claflin

Margaret E. Claflin
Margaret E. Claflin

THE COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

June 4, 2007

On this 4th day of June 2007, before me, the undersigned notary public, personally appeared, John A. Claflin and Margaret E. Claflin, proved to me through satisfactory evidence of identification, which were photographic identifications, 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.

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires June 22, 2012