



Bk: 42881 Pg: 307

Page: 1 of 3 05/27/2008 12:53 PM WD

### Quitclaim Deed

#### The Milford National Bank and Trust Company

A national banking association duly organized and validly existing under the laws of the United States of America  
having its usual place of business at 300 East Main Street, Milford, County of Worcester, Massachusetts

for consideration paid, and in full consideration of Two Hundred Thousand and no/100 (\$200,000.00) Dollars

grant to **Bento C. Pinto**

of 6 Front Street, Milford, County of Worcester, Massachusetts

#### with QUITCLAIM COVENANTS

The land with the buildings and improvements thereon in **Mendon**, County of Worcester, Commonwealth of Massachusetts, as more particularly described in Exhibit A annexed hereto and incorporated herein by reference.

This conveyance does not represent all or substantially all of the assets of the grantor in the Commonwealth of Massachusetts.

Being the same premises described in the foreclosure deed to The Milford National Bank and Trust Company dated February 29, 2008 and recorded at Worcester County (Worcester District) Registry of Deeds in Book 42675, Page 237.

IN WITNESS WHEREOF, the said The Milford National Bank and Trust Company has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by **Peter M. Beecher**, its Vice President, hereto duly authorized, this 15<sup>th</sup> day of May, 2008.

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 05/27/2008 12:53 PM  
Ctrl# 074999 03727 Doc# 00058838  
Fee: \$912.00 Cons: \$200,000.00

Property address: 7 Nipmuc Drive, Mendon, MA

Return  
for

*[Handwritten signature]*

The Milford National Bank and  
Trust Company

by:

A handwritten signature in dark ink, appearing to read "Peter M. Beecher, V.P.", written over a horizontal line.

Peter M. Beecher, Vice President

For authority see Vote recorded

With said Deeds, Book 15828, Page 114

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:

On this 1<sup>st</sup> day of May, 2008, before me, the undersigned notary public,  
personally appeared **Peter M. Beecher**, proved to me through satisfactory evidence of  
identification, which was personal knowledge of identity, 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 purpose as Vice President of said The Milford National Bank  
and Trust Company.

A handwritten signature in dark ink, appearing to read "Shefali Desai", written over a horizontal line.

Notary Public

Commonwealth of Massachusetts

My commission expires on:

SHEFALI DESAI  
Notary Public  
My Commission Expires  
May 9, 2008

Hd:WORD:DELL

Handwritten initials or a signature in the bottom right corner of the page.

**Exhibit A**

A certain parcel of land, together with the buildings thereon, in **Mendon**, County of Worcester, Commonwealth of Massachusetts, situated on the southerly side of the Old Uxbridge Road, on the easterly side of Thornton Street, and the northerly side of Nipmuc Drive being the same premises shown as **Lots 7A and 3B** on plan of land entitled "Plan of Land in Mendon, Mass. Prepared for George R. & Cheryl Kearsley, Scale 1" – 30' December 23, 1997, Revised February 18, 1998, Revised March 9, 1998, Shea Engineering & Surveying Co., Inc., 78 Uxbridge Road, Mendon, MA. 01756", which said plan is filed with Worcester County (Worcester District) Registry of Deeds in **Plan Book 735, Plan 45**, and to which plan reference may be made for a more particular description of said Lot 7A and Lot 3B.

Said Lot 7A contains 82,340 square feet according to said plan of land.

Said Lot 3B contains 286 square feet according to said plan of land.

Being the same premises described in the foreclosure deed to The Milford National Bank and Trust Company dated February 29, 2008 and recorded at Worcester County (Worcester District) Registry of Deeds in Book 42675, Page 237.

MNF330-2

**ATTEST: WORC. Anthony J. Vigliotti, Register**