



Bk: 45205 Pg: 302
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property address: Millville Street, Mendon, MA

QUITCLAIM DEED

We, ROBERT RHODES, ROSS RHODES, REESE RHODES, ROLF RHODES, REID RHODES and WAYNE F. WAGNER of Mendon, Worcester County, Massachusetts

In consideration of less than One Hundred and 00/100 Dollars (\$ 100 .00), paid

Grant to WAYNE F. WAGNER and ELLEN D. WAGNER, a/k/a HELENA D. WAGNER, husband and wife as tenants by the entirety, with a usual mailing address of 116 Millville Road, Mendon, MA 01756

WITH QUITCLAIM COVENANTS:

The following parcels of land situated in said Mendon, Worcester County, Massachusetts, with all the buildings and improvements thereon, being more particularly bounded and described as follows:

Parcel No. 1 is situated on the easterly side of the road leading from Albeeville school house past Mendon Pond to the Village of said Mendon and contains three-quarters of an acre, more or less, bounded as follows:

Beginning at said road at the westerly corner of a house lot formerly of Nenoni Staples;

THENCE Easterly as the wall now stands and by said house lot to land formerly of Alanson S. Freeman;

THENCE Southerly as the wall now stands and by said Freeman land to the intersection of last named wall with another wall at nearly right angles;

THENCE Westerly as the wall now stands and by Parcel No. 2 to said road;

RETURN TO: JOSEPH C. COVE, ESQ.
P.O. BOX 390
UNBRIDGE, MA 01569

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THENCE Northerly by and with said road to the place of beginning.

PARCEL No. 2 is situated next southerly of Parcel No. 1, and is bounded as follows:

Beginning at the intersection of above described with the "Dam Swamp" Road, so called:

THENCE N. 24° E. by said first described road six rods and fourteen links to corner of walls at said first parcel;

THENCE S. 65° E. by Parcel No. 1, eleven rods to corner of walls;

THENCE N. 22° E. two rods and six links to corner of walls;

THENCE S. 77° E. six rods and thirteen links to said "Dam Swamp" Road;

THENCE by and with said "Dam Swamp" Road S. 64 1/2° W. eight rods and sixteen links to angle in said road;

THENCE N. 80° W. twelve rods and seven links to the place of beginning.

Together with the right to draw water from the well on the southerly side of said "Dam Swamp" Road and being that same parcel conveyed to Nathan G. Daniels by Charles H. Albee by deed dated April 22, 1893 and recorded with the Worcester District Registry of Deeds in Book 1405, Page 574.

Parcel No. 3 is situated in the southwesterly part of said Mendon on road leading from "Albeeville" to Blackstone and is the same premises conveyed to Joseph Brown by deed of Noah G. Brown, dated March 29, 1913.

The above described parcels of land are the same conveyed to this grantor and said Annie Brown, his wife, as joint tenants, by deed of Katherine M. Dunleavy, dated October 10, 1929 and recorded with Worcester District Registry of Deeds, Book 2507, Page 222. Said Annie Brown died a resident of said Woonsocket on June 16, 1930, and the record of her death is to be found in the office of the City Clerk of said Woonsocket in Death Records, Book 6, Page 70.

Parcel No. 4 is a certain tract of sprout land situated in the southerly part of said Mendon, containing six acres be the same more or less bounded and described as follows:

Easterly on land formerly of one Fletcher;

Northerly on land of Elizabeth W. Taft Heirs;

Westerly on land formerly of Henry Blanchard;

Southerly on land formerly of Newell N. Taft bounded by and with a stone wall being the north line of the old road.

Together with whatever right of way there may be to pass and repass to and from the above described tract to and from the Town way.

Parcel No. 5 is a certain tract of pasture or sprout land situated in the southerly part of said Mendon, containing one and one-half acres be the same more or less bounded and described as follows:

Beginning at the northwest corner of said premises at a stone bound near a spring;

THENCE Easterly bounding northerly on land formerly of either Alanson Taft or Elizabeth W. Taft to stake and stones;

THENCE Southerly bounding easterly by Parcel No. 4 in this conveyance to the wall on the north side of the old road so called;

THENCE westerly on the north side of the old road as the wall now stands to a corner of walls at land now of Christopher Daniels Heirs;

THENCE northerly as the walls now stand to a bound on a ledge;

THENCE northerly on said ledge in a straight line to the place of beginning.

Reserving however from this conveyance a right of way over the last two parcels for the heirs and assigns of Elizabeth W. Taft, to pass and repass to and from the above described tracts to and from the Town way.

The above numbered parcels 4 and 5 are the same conveyed to Joseph Brown and Annie Brown, his wife, as tenants by the entirety, by deed of Daniel H. Barnes, dated October 28, 1913, and recorded with the Worcester District Registry of Deeds, Book 2506, Page 411.

For grantors title see Worcester County Probate Docket Numbers 301174, 301175 and 05P0552AD1. See also Worcester County Probate Case No. WO09P2246EA and deed recorded with the Worcester District Registry of Deeds in Book 2809, Page 383.

Witness my hand and seal this 8 day of October, 2009.

Robert Rhodes
ROBERT RHODES

COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

On this 8 day of October, 2009, before me, the undersigned notary public, personally appeared, ROBERT RHODES, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, 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 .

Gail L. Wellman

Notary Public

Seal of Notary

EXPIRATION 7-22-2016

[Handwritten signature]

Witness my hand and seal this 8 day of October, 2009.

Ross Rhodes
ROSS RHODES

COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

On this 8 day of October, 2009, before me, the undersigned notary public, personally appeared, ROSS RHODES, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, 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 .

Gail R. Wellman
Notary Public
Seal of Notary EXP 7-22-2016

Seal

Witness my hand and seal this ^{5th} day of October, 2009.

Reese Rhodes
REESE RHODES

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 5 day of October, 2009, before me, the undersigned notary public, personally appeared, REESE RHODES, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, 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 .

Gail R. Wellman

Notary Public

Seal of Notary

EXPIRATION 7-22-2016

Seal

Witness my hand and seal this ^{6th} day of October, 2009.

Rolf Rhodes
ROLF RHODES

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 6 day of October, 2009, before me, the undersigned notary public, personally appeared, ROLF RHODES, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, 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 .

Gail R. Wellman

Notary Public

Seal of Notary

EXPIRATION 7-22-2016

Hand

Witness my hand and seal this 8 day of October, 2009.

Reid Rhodes
REID RHODES

COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

On this 8 day of October, 2009, before me, the undersigned notary public, personally appeared, REID RHODES, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, 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.

Gail R. Wellman

Notary Public
Seal of Notary

EXPIRATION 7-22-2016

Seal

Witness my hand and seal this 19th day of November, 2009.

Wayne F. Wagner
WAYNE F. WAGNER

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 19th day of November, 2009, before me, the undersigned notary public, personally appeared, WAYNE F. WAGNER, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, 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 .

Marianna Buteyn
Notary Public
Seal of Notary

