



**QUITCLAIM DEED**

I, **George C. Funari, aka George Funari**, formerly of Natick, Middlesex County, Massachusetts and now of Sutton, Worcester County, Massachusetts, individually, and as Trustee of Landmark Realty Trust under a Declaration of Trust dated May 6, 1981 which Declaration is recorded in the Middlesex South District Registry of Deeds in Book 14286, Page 288 for consideration paid of less than One Hundred (\$100.00) Dollars

Grants to George C. Funari, of Sutton, Worcester County, Massachusetts, Trustee of Landmark Realty Trust II, under a Declaration of Trust dated March 8, 2002, which Declaration is recorded with the Norfolk County Registry of Deeds in Book 16351, Page 70.

With QUITCLAIM COVENANTS:

A certain tract or parcel of land, situated on the southeasterly side of a State Highway leading from Hopedale to Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

Beginning at a point at the most northerly corner of the granted premises on the southeasterly side of said Highway and at the westerly corner of land now or formerly of one Kara Rossetti, said point being southwesterly 200.34 feet from a concrete highway bound,

THENCE S. 53 degrees 45' 00" E., along said Rossetti land and land now or formerly of Manuel G. Taxiera, S46.38 feet to a point at land now or formerly of said Kara Rossetti,

THENCE S. 41 degrees 09' 05" W. by said Rossetti land, 135.67 feet to a point on the remains of wire fence;

THENCE S. 40 degrees 22' 00" W., still by said Rossetti land, 164.56 feet to an iron rod in the most southerly corner of the granted premises at land of Joseph Taxiera;

THENCE N. 49 degrees 38' 20" E., still by said Taxiera land, 524.10 feet to a point on the southeasterly side of said Highway;

THENCE along said highway, N. 37 degrees 34' 13"E., 44.09 feet to a concrete highway bound on said Highway, and

Address of Premises: 49 Milford Road. Mendon. MA 01756

*Handwritten signature*  
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THENCE along said Highway by a curve to the right of having a radius of 3640.00 feet, a distance of 215.34 feet to the point of beginning.

Being the premises shown as "Total Lot Area 3.41 Acres Area under easement 0.36 acres" on plan entitled Plan of Land of Mendon, Mass., Scale 1" 40 degrees November 25, 1974, Wm. J. Rossetti, Franklin, Mass., Property of Manuel G. Taxiera to be recorded herewith Plan Book 413, Plan 76.

Being a portion of the premises conveyed to Manuel G. Taxiera, Jr. and Minnie Taxiera by Deed of Milford M. Bracci et ux, dated July 10, 1975, and recorded with Worcester District Registry of Deeds in Book 3496, Page 482.

Said premises are conveyed subject to an easement conveyed by Leopold Bracci et ux, to the New England Power Construction Company by instrument dated May 1, 1924 recorded with said Deeds, Book 2496, Page 5.

Said premises are also conveyed subject to a taking by the Commonwealth of Massachusetts conveyed by instrument recited in Book 3230, plan recorded with said Deeds in Plan Book 164, Page 33.

See Deed to the Grantor dated February 9, 2007 and recorded with the Worcester District Registry of Deeds in Book 40649, Page 287.

Witness my hand and seal this <sup>27<sup>th</sup></sup> 28 day of January, 2014.

George C. Funari  
George C. Funari, Trustee of Landmark Realty Trust  
+ individually

**COMMONWEALTH OF MASSACHUSETTS**

**Middlesex, ss**

On this 28<sup>th</sup> day of January, 2014, before me, the undersigned notary public personally appeared, **George C. Funari, Trustee of Landmark Realty Trust**, personally known to me 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.

John P. Burke  
John P. Burke, Notary Public  
My commission expired: 11/19/20154

