



Bk: 34063 Pg: 347 Doc: DEED  
Page: 1 of 1 07/06/2004 12:19 PM

MASSACHUSETTS QUITCLAIM DEED

I, ARLENE B. LARSON,

of Mendon, Worcester County, Massachusetts,

being *widowed* for consideration paid, and in full consideration of One (\$1.00) Dollar

grant to ROBERT A. LARSON, and successors, Trustee of "ROBERT A. LARSON REALTY TRUST", dated June 29, 2004, recorded herewith, 23 Taft Ave  
BOOK 34063 Page 340

of Mendon, Worcester County, Commonwealth of Massachusetts, *with quitclaim covenants*,

Two certain parcels of land situated in the Town of Mendon in said Worcester County, as follows:

PARCEL 1. The land, together with the buildings thereon, situated on the east side of Lake Nipmuck, and bounded and described as follows:

Beginning at a stake at the shore of said Lake and at land now or formerly of Thomas F. Mathews; thence running N. 79° 35' E. with said Mathews' land 92 feet to a stake; thence S. 10° 25' E. with land now or formerly of Luther E. Taft 50 feet to a stake at land now or formerly of Alice M. Bartlett; thence S. 79° 35' W. with said Bartlett land 94 feet to a stake at the shore of the Lake; thence northwesterly with said shore about fifty feet to the point of beginning; with such rights of way, but none other, to and from the granted premises over an ancient town way along or near the shore of said Lake as it is entitled to grant.

The herein granted premises are conveyed subject to a right of way two rods in width and as further described in deed from Luther E. Taft to Walter L. Dixon, dated September 24, 1908, and recorded with Worcester District Deeds in Book 1888, Page 263.

PARCEL 2. A certain parcel of land situated on Taft Avenue, a private way, in said Mendon, being lot numbered fifty on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June 1917," recorded with Worcester District Deeds, Plan Book 31, Plan 50; together with a right of way in common with others over said Taft Avenue, as shown on said plan.

Being the same premises conveyed to George C. Larson, Jr. and Arlene B. Larson, as husband and wife, by Raymond Stevens Midgley, otherwise known as Raymond S. Midgley, and Mary F. Midgley, dated September 3, 1952, and recorded with Worcester District Deeds on September 4, 1952 in Book 3445, Page 519. The said George C. Larson, Jr. died on December 24, 1996. See Death Certificate recorded with said Deeds on January 6, 1997 in Book 18524, Page 41.

Witness my hand and seal this 29 day of June, 2004.

\_\_\_\_\_  
ARLENE B. LARSON

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, ss:

On this 29 day of June, 2004, before me, the undersigned notary public, personally appeared ARLENE B. LARSON,

- personally known to me, or
- proved to me through satisfactory evidence of identification, which was
- a driver's license
- (other) \_\_\_\_\_,

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Stephen C. Olsson, NOTARY PUBLIC  
My Commission Expires: July 31, 2009

ATTEST: WORC. Anthony J. Vigliotti, Register

LOCATION OF PROPERTY: 23 Taft Ave., Mendon, MA 01756  
RETURN TO & ADDRESS OF GRANTEE: Same