



Bk: 45703 Pg: 58  
Page: 1 of 3 04/22/2010 12:53 PM WD

**QUITCLAIM DEED**

We, Jerilyn Clark and Brian D. Clark, of Mendon, Worcester County, Massachusetts

For full consideration paid of ONE HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$110,000.00)

Grant to North Pond, LLP, of 2 Stymast Drive, Mendon, Worcester County, Massachusetts

***with Quitclaim Covenants***

The land with all the buildings thereon situated on the westerly side of Providence Road in Mendon, Worcester County, Massachusetts bounded and described as follows:

Beginning at the northeasterly corner of the granted premises, at a point on the Providence Road and land, now or formerly of G. Kenneth Taft; thence southerly along said Road, along a stone wall to a fence at land, now or formerly of Harry L. and Edith Johnson; thence westerly along said fence and land, now or formerly, of Harry L. and Edith Johnson to a stone wall at land, now or formerly, of Harry L. And Edith Johnson; thence northerly along said stone wall and land, now or formerly, of Harry L. And Edith Johnson and land, now or formerly, of one Coleman to a stone wall at land, now or formerly, of G. Kenneth Taft; thence easterly along said last mentioned stone wall and land, now or formerly, of G. Kenneth Taft to the point of beginning, containing four acres, more or less.

Except from said parcel the following parcels of land;

Parcel 1

A certain lot or parcel of land with any buildings and improvements thereon situated on the southwesterly or westerly side of Providence Road, in the Town of Mendon, County of Worcester and Commonwealth of Massachusetts, being laid out and designated as Lot "B" on an unrecorded plan entitled, "Sub-Division of Land owned by Armand A. Desmaris et ux Mendon, Mass. June 1951 Scale: 1 inch = 60 feet F.J. Brennan Surveyor Uxbridge, Mass." Said lot is bounded and described as follows:

Property at 27 Providence Rd, Mendon, MA

**ATTORNEY LAURA A. MANN  
221 EAST MAIN ST., SUITE 205  
MILFORD, MA 01757**

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 04/22/2010 12:53 PM  
Ctrl# 093100 31514 Doc# 00040885  
Fee: \$501.60 Cons: \$110,000.00

5

Beginning at a concrete bound in the southwesterly line of said Providence Road at the northeasterly corner of the lot hereby conveyed and at the southeasterly corner of remaining land of these grantors, said concrete bound being two hundred eighty-nine and 50/100 (289.50) feet measured on a course of S. 18 degrees 17 feet E. along the line of said Road from a stone wall at land of John Gaskill, formerly of G. Kenneth Taft, said concrete bound also being one hundred (100) feet measured on a course of N. 18 degrees 17' W. from a concrete bound at the northeasterly corner of land of Carl Hoberg and wife, formerly of Harry L. Johnson and wife; thence S. 76 degrees 03' W. three hundred sixty-eight (368) feet to a concrete bound; thence continuing the same course two (2) feet to a stone wall at land of Bertha Wilson, formerly of Coleman, the last two lines bounding northwesterly on said remaining land of these grantors; thence S. 14 degrees 00' E. with the line of a wall, bounding southwesterly on said Wilson land, one hundred (100) feet to a point on range with the line of the remains of a fence at land of said Carl Hoberg and wife, formerly, Harry L. Johnson and wife; thence N. 76 degrees 00' E. two (20) feet to a concrete bound; thence continuing the same course with the line of the remains of a fence, bounding southeasterly on said Hoberg land, three hundred seventy-five and 50/100 (375.50) feet to a concrete bound at said Providence Road; thence No. 18 degrees 17' W., bounding northeasterly on said Providence Road, one hundred (100) feet to a concrete bound at the point of beginning. Containing 37,370 square feet, more or less. (See Plan Book 200, Plan 52).

#### Parcel 2

A certain tract or parcel of land situated on the southwesterly side of Providence in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at a concrete bound in the southwesterly line of said road at the northeasterly corner of land of one Piper, formerly of the grantors, said concrete bound being 289.50 feet distance S. 18 degrees 17' E. from a stone wall at land of one Gaskill and also being 100 feet distant N. 18 degrees 17' W. from a concrete bound at the northeasterly corner of land of one Hoberg; thence S. 76 degrees 03' W. 368 feet to a concrete bound; thence continuing the same course 2 feet to a stone wall at land of one Wilson, the last two measurements bounding on said Piper land; thence 14 degrees 00' W. with the line of said wall and bounding on said Wilson land 140.00 feet to a point; thence N. 76 degrees 07' E. by remaining land of the grantors 359.60 feet to a point in the southwesterly line of said road and thence S. 18 degrees 17' E. by said road 140.0 feet to the concrete bound at the point of beginning. (See Plan Book 200, Plan 52, being shown as Lot A on said plan.)

SAID REMAINING PARCEL BEING CONVEYED HEREUNDER IS SHOWN AS LOT A1 ON PLAN RECORDED WITH SAID DEEDS IN PLAN BOOK 200 PLAN 52.

For title see deed recorded in the Worcester District Registry of Deeds in Book 38460, Page 254.

Witness our hands and seal this 10 day of April, 2010.

*Jerilyn Clark*  
\_\_\_\_\_  
Jerilyn Clark.

*Brian D. Clark*  
\_\_\_\_\_  
Brian D. Clark

*Norfolk*

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

April 10 2010

On this 10 day of April, 2010, before me, the undersigned notary public, personally appeared Jerilyn Clark and Brian D. Clark and acknowledged the foregoing instrument to be their free act and deed, and provided to me through satisfactory evidence of identification, which were Massachusetts Driver's Licenses to be the persons whose names are signed voluntarily on the preceding or attached document in my presence and for its stated purpose.

*Regina J. Bucell*  
\_\_\_\_\_  
, Notary Public  
My Commission Expires:

