



Trustee's Deed

I, **ROBERT A. LARSON**, Trustee of the **ROBERT A. LARSON REALTY TRUST** established under a Declaration of Trust dated June 29, 2004, and recorded in the Worcester District Registry of Deeds in Book 34063, Page 340, of Mendon, Worcester County, Massachusetts,

in consideration of **LESS THAN ONE HUNDRED DOLLARS (\$100.00)**, paid

grant(s) to **ROBERT A. LARSON and GAIL D. LARSON**, husband and wife, Tenants by the Entirety, both of 67 Millville Road, Mendon, Worcester County, Massachusetts 01756

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.

Property address: 23 Taft Avenue, Mendon, Mass

Return
CONSIGLI AND BRUCATO P.C.
ATTORNEYS AT LAW
189 MAIN STREET
POST OFFICE BOX 170
MILFORD, MASSACHUSETTS 01757-0170

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The therein 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 and all the same premises as were conveyed to me by Deed of Arlene B. Larson dated June 29, 2004, and recorded in Worcester District Registry of Deeds in Book 34063, Page 347.

Executed as a sealed instrument this 21st day of December, 2010.

Robert A. Larson
ROBERT A. LARSON
Trustee as aforesaid

Commonwealth of Massachusetts

Worcester, ss

On this 21st day of December, 2010, before me, the undersigned notary public, personally appeared Robert A. Larson, Trustee of Robert A. Larson Realty Trust, and proved to me through satisfactory evidence of identification, which was Commonwealth of Massachusetts driver's license photo identification, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he signed it voluntarily for its stated purpose.

Aldo B. Consigli, Jr.
Aldo B. Consigli, Jr.
Notary Public
My commission expires: 10/10/2014