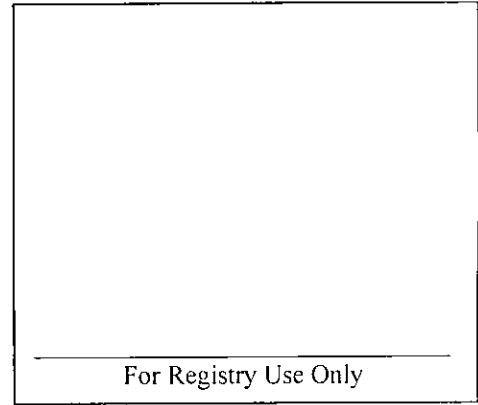




2012 00110488

Bk: 49613 Pg: 13
Page: 1 of 2 09/13/2012 03:14 PM WD



For Registry Use Only

MASSACHUSETTS QUITCLAIM DEED

I, **MARIE T. MAHER** an unmarried person of Worcester County, Massachusetts, for consideration paid and in full consideration of ONE (\$1.00) DOLLAR and 00/100^{ths};

grant to MARIE T. MAHER, Trustee of the MACKENZIE NOMINEE TRUST udt, dated September 11, 2012, a Trustee's Certificate is recorded herewith, of 14 North Avenue, Mendon, Worcester County, Massachusetts;

with **QUITCLAIM COVENANTS**

A certain parcel of land with all buildings and other improvements thereon situated on the westerly side of North Avenue, in Mendon, Worcester County, Massachusetts, and described in deed of Katherine L. Kerkhof to Gertrude M. Svedine, said deed dated July 11, 1952 and recorded in Worcester District Deeds, Book 3437, Page 558, and more particularly bounded and described as follows:

Beginning at an iron pin on the westerly side of said North Avenue at the southeast corner of the granted premises and at land formerly of Lunette R. Danforth;

Thence S. 66° 25' W. by said land formerly of Lunette R. Danforth 242.84 feet to a stake at land of the Town of Mendon;

Thence N. 17° 45' W. by said land of the Town of Mendon, 95.70 feet to a stake at other land of William H. Casey;

Thence N. 72° 00'; E. 240.70 feet by said Casey land to a stake on the westerly line of said North Avenue;

Thence S. 18° 00' E. by the westerly line of North Avenue 75.30 feet, to the point of beginning.

Containing 20,665 square feet more or less.

Property address: 14 North Avenue, Mendon, MA

RETURN TO:
Christine H. Burke, Esq.
77 Main Street
Hopkinton, MA 01748

LOCUS: 14 North Avenue, Mendon, MA 01756

For Grantor's title see deed of FLORENCE E. MAHER to MARIE T. MAHER dated March 17, 1980 and recorded with the Worcester Registry of Deeds in Book 6941, Page 123.

WITNESS my hand and seal this 11th day of September, 2012.

Marie T. Maher

MARIE T. MAHER

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

September 11, 2012

On this 11th day of September 2012, before me, the undersigned notary public, personally appeared MARIE T. MAHER, proved to me through satisfactory evidence of identification, which was her Massachusetts Driver's License, 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.

Christine H. Burke

CHRISTINE H. BURKE, Esquire
Notary Public
My Commission Expires:
February 7, 2014



CHRISTINE H. BURKE, ESQ.
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
February 7, 2014

Seal

RETURN TO:
Christine H. Burke, Esq.
77 Main Street
Hopkinton, MA 01748