

Worcester South District Registry of Deeds Electronically Recorded Document

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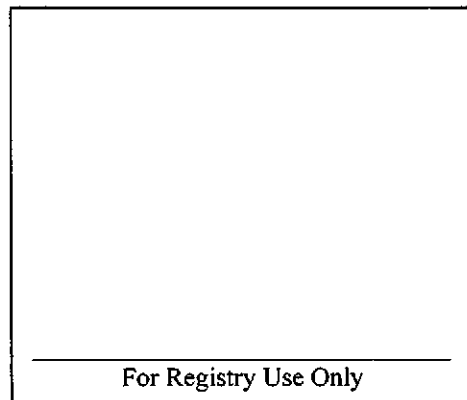
Recording Information

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 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 11/14/2016 09:23 AM
 Ctrl# 161811 19402 Doc# 00130070
 Fee: \$1,320.12 Cons: \$289,500.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

3 pages



MASSACHUSETTS QUITCLAIM DEED

We, JULIE T. STANAS and WILLIAM F. BAGLEY, Successor Co-Trustees of the MACKENZIE NOMINEE TRUST udt, dated September 11, 2012, a Trustees' Certificate is recorded herewith of Worcester County, Massachusetts,

for consideration paid and in full consideration of TWO HUNDRED EIGHTY NINE THOUSAND FIVE HUNDRED and 00/100 (\$289,500.00) DOLLARS

grant to GARIN R. EISELE, individually, 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.

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

LOCUS: 14 North Avenue, Mendon, MA 01756

Containing 20,665 square feet more or less.

Subject to any and all restrictions and easements of record.

Property address: 14 North Avenue, Mendon, MA 01756

The Grantors, under the pains and the penalties of perjury, hereby release and relinquish any and all homestead rights to the within premises and submits that no other individual is entitled to claim homestead rights to the within premises.

Meaning and intending to convey the property of the herein Grantors that was acquired by deed of MARIE T. MAHER to MARIE T. MAHER, TRUSTEE dated, September 11, 2012 and recorded with the Worcester Registry of Deeds in Book 49613, Page 13. See Affidavit of No Estate Tax Due and Death Certificate of Marie T. Maher recorded herewith.

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

Containing 20,665 square feet more or less.

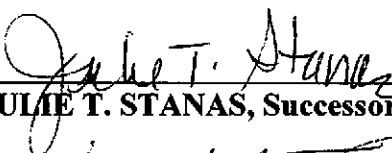
Subject to any and all restrictions and easements of record.

Property address: 14 North Avenue, Mendon, MA 01756

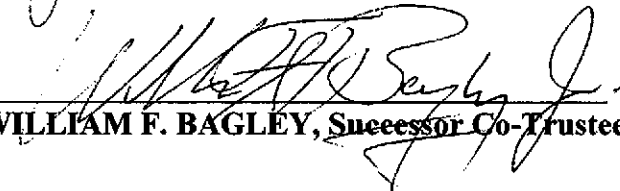
For Grantors' title see deed of MARIE T. MAHER to MARIE T. MAHER, TRUSTEE dated, September 11, 2012 and recorded with the Worcester Registry of Deeds in Book 49613, Page 13.

See Affidavit of No Estate Tax Due and Death Certificate of Marie T. Maher recorded prior hereto.

WITNESS our hand and seal this 10th day of November, 2016.



JULIE T. STANAS, Successor Co-Trustee



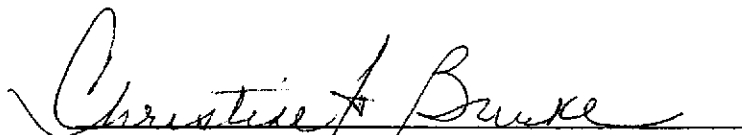
WILLIAM F. BAGLEY, Successor Co-Trustee

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

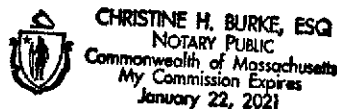
November 10, 2016

On this 10th day of November, 2016, before me, the undersigned notary public, personally appeared JULIE T. STANAS and WILLIAM F. BAGLEY, Successor Co-Trustees, proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



CHRISTINE H. BURKE, Esquire
Notary Public
My Commission Expires:
January 22, 2021

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



ATTEST: WORC Anthony J. Vigliotti, Register