

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
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Property Address: 23 Taft Avenue, Mendon, Massachusetts 01756

QUITCLAIM DEED

We, **Robert A. Larson** and **Gail D. Larson**, husband and wife, both of Mendon, Worcester County, Massachusetts,

For consideration paid and in full consideration of less than One Hundred (\$100.00) Dollars

Grant a life estate interest to **Robert A. Larson** and **Gail D. Larson**, husband and wife, both of 67 Millville Road, Mendon, Massachusetts 01756 with a remainder interest to **Dana Larson**, of 67A Millville Road, Mendon, Massachusetts 01756 and **Kevin Larson** of 6 Warfield Road, Mendon, Massachusetts 01756 as joint tenants and not as tenants in common.

WITH QUITCLAIM COVENANTS

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 a 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 the Lake as it is entitled to grant.

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 the 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 described in a deed dated December 21, 2010 and recorded in the Worcester County Registry of Deeds in Book 46864, Page 152.

WITNESS our hands and seals this 17th day of July 2019.

Robert A. Larson
Robert A. Larson

Gail D. Larson
Gail D. Larson

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

July 17, 2019

On this 17th day of July 2019, before me, the undersigned notary public, personally appeared **Robert A. Larson** and **Gail D. Larson** who proved to me through satisfactory evidence of identification, which was photographic identification, 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.

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires: May 22, 2026

TITLE NOT EXAMINED

