

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 79428
Document Type	: DEED
Recorded Date	: August 09, 2019
Recorded Time	: 12:58:36 PM
Recorded Book and Page	: 60856 / 306
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1162657
Recording Fee (including excise)	: \$2,473.40

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 08/09/2019 12:58 PM
 Ctrl# 199402 06764 Doc# 00079428
 Fee: \$2,348.40 Cons: \$514,900.00

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

QUITCLAIM DEED

Lawney M. Tinio, Trustee of MJT Milford Real Estate Trust udt dated February 8, 2002 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 25932, Page 17, of Mendon, Worcester County, Massachusetts,

for consideration paid of Five Hundred Fourteen Thousand Nine Hundred and 00/100 (\$514,900.00) Dollars

grants to **Stephen S. Carlstrom** and **Wendi A. Carlstrom**, now of 90 North Avenue, Mendon, Worcester County, Massachusetts, husband and wife, as tenants by the entirety,

with quitclaim covenants

PARCEL 1:

A certain tract or parcel of land, together with the buildings and improvements thereon, situated on the westerly side of the road leading from Worcester to Providence, now called, North Avenue, in Mendon, Worcester County, Massachusetts, being bounded and described as follows:

Beginning at the southeasterly corner of the granted premises at said road and at the northeasterly corner of driveway to "Locust Hill" cemetery, so-called;

Thence by said driveway and stone fence posts, S. 79 ½° W., one hundred five (105) feet to a stake;

Thence turning and interior angle of 90° and running N. 10 ½° W., seventy-one (71) feet to a stone bound;

Thence turning an interior angle of 90° and running N. 79 ½° E., one hundred five (105) feet to said road, the last two (2) lines bounding on other land of the grantors;

Thence southeasterly by said road, seventy-one (71) feet to the stone post as the place of beginning.

PARCEL 2:

A certain tract or parcel of land, together with the buildings and improvements thereon, situated on the westerly side of the road leading from Worcester to Providence, now called, North Avenue, in said Mendon, adjoining and lying northerly of the premises described in deed dated June 9, 1943 and recorded with the Worcester County (Worcester District) Registry of Deeds, being bounded and described as follows:

Beginning at the southeasterly corner of the granted premises at said road and land of the grantor;

Thence S. 79 ¼° W., one hundred five (105) feet to a stone bound;

Thence turning and interior angle of 90° and running N. 10 ½° W., twenty (20) feet to a point;

Thence turning an interior angle of 90° and running N. 79 ½° E., one hundred five (105) feet to said road, the last two (2) lines bounding on land now or formerly of Goodnow;

Thence southeasterly by said road, twenty (20) feet, more or less, to the place of beginning.

PARCEL 3:

A certain tract or parcel of land, together with the buildings and improvements thereon, situated on the westerly side of the road leading from Worcester to Providence, now called, North Avenue, in said Mendon, being bounded and described as follows:

Beginning at the southeasterly corner of the granted premises at a point in the westerly side of said road and land of the grantor;

Thence S. 61° 32' 49" W., 3.14 feet to a stone bound;

Thence continuing the same course 105.00 feet to a point;

Thence S. 28° 27' 11" E., 20.00 feet to a stone bound;

Thence continuing the same course 71.00 feet to a stake in the line of stone posts, the last four (4) lines bounding on other land of the grantor;

Thence S. 61° 32' 49" W., by the driveway to "Locust Hill" cemetery, so-called, in part by line of stone posts and in part by a stone wall 159.91 feet to a drill hole at the intersection of stone walls;

Thence N. 21° 17' 11" W., by a stone wall and land now or formerly of one Mahern, formerly of one Quigley, 171.19 feet to an iron pipe in said stone wall;

Thence N. 65° 00' 19" E., by remaining land now or formerly of Goodnow 251.01 feet to a stake in the westerly line of said road;

Thence S. 24° 59' 41" E., by the westerly line of said road 64.00 feet to the place of beginning.

The undersigned hereby releases all rights of Homestead to and in the granted premises, but do not waive or release the protection of the proceeds, and swear and acknowledge under the pains and penalties of perjury that no other persons are entitled to the benefit of an existing estate of Homestead.


The undersigned certify that he is the sole incumbent Trustee of the **MJT Milford Real Estate Trust**; that said Trust is in full force and effect, and has not been revoked, modified, or amended; that no beneficiary is a minor, a corporation selling all or substantially all of its Massachusetts assets, or a personal representative of an estate subject to estate tax liens, or is now deceased or under any legal disability; and that the persons holding 100% of the beneficial interest in said Trust have authorized the undersigned Trustee to make the within conveyance.

Meaning and intending to convey all and the same premises conveyed to the Grantors by deed dated April 26, 2016 and recorded with the Worcester County (Worcester District) Registry of Deeds in ~~Book 55241, Page 208~~

Witness our hands and seals this 1st day of August, 2019.

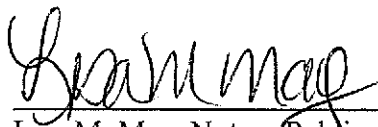
* Book 51677, Page 249

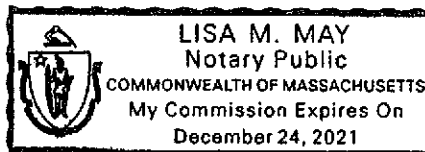
MJT Milford Real Estate Trust,


By: Lawney M. Tinio, Trustee

COMMONWEALTH OF MASSACHUSETTS

On this 1st day of August, 2019, before me, the undersigned notary public, personally appeared Lawney M. Tinio, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge of his identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of MJT Milford Real Estate Trust


Lisa M. May, Notary Public
My Commission Expires: 12/24/2021



ATTEST: WORC Kathryn A. Toomey, Register