



QUITCLAIM DEED

We, **John Lemon and Cheryl Lemon**, husband and wife, of 55 North Avenue, Mendon, Worcester County, Commonwealth of Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant to **John Lemon and Cheryl Lemon** as Co-Trustees of **The John Lemon and Cheryl Lemon Family Irrevocable Trust** u/t/d June 29, 2011, an unrecorded trust with mailing address of 55 North Avenue, Mendon, Massachusetts 01756 and a Trustees Certificate recorded herewith. *Book 47544 Page 79*

WITH QUITCLAIM COVENANTS

A certain parcel of land, with the buildings thereon, situated on the easterly side of North Avenue, in said Mendon, and bounded as follows:

Beginning at the southwesterly corner of the granted premises, at said North Avenue;

THENCE with a wall and land now or formerly of Julia P. Darling et al, N. 42° E., 277 feet to a stake in the wall;

THENCE by land now or formerly of James J. Nutter, N. 48° W., 110 feet to a stake;

THENCE still by land of said Nutter, S. 42° W., 225 feet to said North Avenue;

THENCE with said North Avenue, S. 22° E., 125 feet to the place of beginning.

Containing seven-tenths of an acre, more or less.

Property Address: 55 North Avenue, Mendon, Massachusetts

MAS

Being the same premises conveyed by deed of William K. Kimball and Pearl E. Kimball to John C. Lemon and Cheryl Lemon, recorded with the Worcester District Registry of Deeds in Book 5943, Page 391.

WITNESS my hand and seal this 29th day of June 2011

John Lemon
John Lemon

WITNESS my hand and seal this 29th day of June 2011.

Cheryl Lemon
Cheryl Lemon

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 29, 2011

On this 29th day of June 2011, before me, the undersigned notary public, personally appeared, **John Lemon** and **Cheryl Lemon**, proved to me through satisfactory evidence of identification, which was photographic identifications, 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 June 22, 2012

