

2572

QUITCLAIM DEED

I, EMILY I. GOODNOW, of Mendon, Worcester County, Massachusetts for consideration paid of \$1.00 grant to LINDA G. FITTS, Trustee of the GOODNOW FAMILY IRREVOCABLE TRUST under an instrument of even date and recorded herewith of 85 North Avenue, Mendon, Massachusetts with QUITCLAIM COVENANTS:

The premises located in Mendon, Worcester County, Massachusetts, and bounded and described in a deed from Clarence A. Butman and John N. Butman to Leonard G. Taft, dated November 28, 1908, and recorded with Worcester District Deeds, Book 1896, Page 323, being the first parcel of real estate described in said deed situated in said Town of Mendon, and described in said deed as follows:

"A certain tract or parcel of land with all the buildings and improvements thereon situated in the Northerly part of said Mendon on the Easterly side of the road leading from said Mendon to Upton, and bounding Northerly on land now or formerly of Calvin Turner, land now or formerly of Charlotte Davenport, wife of John Davenport and land now or formerly of Charles Davenport; Easterly on land now or formerly of the widow of Gibbs Davenport; Southerly on land now or formerly of George Bigelow, formerly of Samuel Walker, and Westerly on said road being the same and all of the same land and farm conveyed to Mary Ann D. Bradford by Joseph Albee in a deed dated the 3rd day of January, 1872 and recorded in the Registry of Deeds in Worcester Book 859, Page 533. Being also the same farm which was devised to Nancy H. Nelson by will of William W. Nelson, meaning and intending to convey all of our right, title and interest in said land devised to us by the will of Nancy H. Nelson."

85 North Ave Mendon

96 NOV 12 AM 10:22

For grantor's title, see deed dated June 1, 1940 recorded with said Deeds at Book 2779, Page 32. See also Death Certificate of Everett F. Goodnow recorded herewith.

The consideration for this conveyance is such that no deed stamps are required.

WITNESS my hand and seal this 8th day of November, 1996.

Emily I. Goodnow  
Emily I. Goodnow

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

November 8, 1996

Then personally appeared the above-referenced Emily I. Goodnow and acknowledged the foregoing instrument to be her free act and deed, before me

Dilmore, Reels & Carlson  
1000 Franklin Village Dr.  
Franklin Ma 02030

Samuel J. Gilman  
Notary Public  
My commission expires: 2/27/98

Seal

ATTEST: WORC. Anthony J. Vigliotti, Register