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Return

John V. Fernandes, Esq.
12 Main Street
P.O. Box 436
Milford, MA 01757-0003

4/5/20

Quitclaim Deed

I, LINDA G. FITTS, Trustee of the GOODNOW FAMILY IRREVOCABLE TRUST, established under a Declaration of Trust dated November 8, 1996, and recorded in the Worcester District Registry of Deeds in Book 18392, Page 370, of Framingham, Middlesex County, Massachusetts,

in consideration of Six Hundred Sixty Thousand (\$660,000.00) DOLLARS paid,

grant(s) to HOOD^{IS} CONSTRUCTION CO., INC., a Massachusetts Corporation, having a usual place of business at Route 146, Quaker Highway, Uxbridge, Worcester County, Massachusetts 01569.

with quitclaim covenants

The land with the buildings located thereon, situated on North Avenue, 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 formelry of Charlotte Davenport, wife of John Davenport and land now or formelry 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 convyed 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."

For my title, see Deed of Emily I. Goodnow to Linda G. Fitts, Trustee, dated November 8, 1996, recorded in Worcester District Registry of Deeds Book 18392, Page 390.

85 North Avenue, Mendon, MA

02 DEC 23 PM 3:07

I, Linda G. Fitts, hereby state and certify as follows:-

- 1) That I am the sole trustee of the GOODNOW FAMILY IRREVOCABLE TRUST, as set forth above; and
- 2) That said Declaration of Trust is in full force and effect and has not been altered, amended, modified or terminated; and
- 3) That I have been authorized, empowered, instructed and directed by all of the beneficiaries of said Trust to convey the property situated at 85 North Avenue, Mendon, Worcester County, Massachusetts, for \$660,000.00 upon such terms and conditions as I, in my discretion, deem reasonable, necessary and/or appropriate;
- 4) That all of the beneficiaries are of full legal age and are not incompetent or under any disability;
- 5) That the said Emily I. Goodnow has vacated the property situated at 85 North Avenue, Mendon, Massachusetts, and does not occupy the same.

Executed as a sealed instrument this 23th day of December 2002.

Linda G. Fitts

 LINDA G. FITTS, Trustee

Commonwealth of Massachusetts

Worcester, ss

December 23, 2002

Then personally appeared the above-named Linda G. Fitts, Trustee, and made oath that the statements herein contained are true and acknowledged the foregoing instrument to be her free act and deed.

before me

Aldo B. Consigli, Jr.

Aldo B. Consigli, Jr.
 Notary Public
 My commission expires 11/1/2007

WORCESTER
 DEEDS REC. 20
 WORCESTER
 12/23/02 4:43PM 01
 000000
 FEE \$3009.60
 CASH \$3009.60

CANCELLED

ATTEST: WORC. Anthony J. Vigliotti, Register