



2010 00109149

Bk: 46427 Pg: 152

Page: 1 of 2 10/04/2010 03:33 PM WD

QUITCLAIM DEED

AND RECORDED IN BOOK 25932 PAGE 17

13 NORTH AVENUE, MENDON, MA

Damon S. Tinio, Trustee of MJT Milford Real Estate Trust u/d/t dated February 8, 2002, of 19 Taft Avenue, Mendon, Worcester County, MA 01756, for consideration of TWO HUNDRED THIRTY TWO THOUSAND AND 00/100 DOLLARS (\$232,000.00) paid grants to Lawney M Tinio, an unmarried man, of 52 Milford Street, Mendon, Worcester County, MA 01756, with quitclaim covenants the land in:

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

Beginning at a point in the easterly line of said North Avenue at the southwesterly corner of land now or formerly of Walter F. Durgin, which point is 108.5 feet southerly from the southwesterly corner of North Avenue and "Post Lane" (so-called); thence N. 53° 15' E. 188 feet to a corner bounding northerly on land now or formerly of said Durgin; thence S. 20° 15' E. 246.66 feet to a corner, bounding easterly on land now or formerly of Clarence A. Taft; thence S. 62° 30' W. 188 feet to the easterly line of North Avenue, bounding southerly on land now or formerly of Harriet E. Freeman; thence N 18° 30' W. 217 feet by and with said Avenue to the point of beginning.

Subject to an agreement to maintain fence as set forth in deed of Clarence A. Taft to Edward T. Powers, dated May 5, 1914, and recorded in Worcester District Registry of Deeds, Book 2053 Page 39, so far as the same is in force and applicable.

There is excepted and excluded from the above description the following three (3) parcels of land: (1) a certain parcel of land described in a Deed recorded with the Worcester District Registry of Deeds in Book 2758 Page 440; (2) a certain parcel of land described in a Deed recorded with the Worcester District Registry of Deeds in Book 3430 Page 131; and (3) a certain parcel of land described in a Deed recorded with the Worcester District Registry of Deeds in Book 3710 Page 433.

No new boundary lines are created by this instrument.

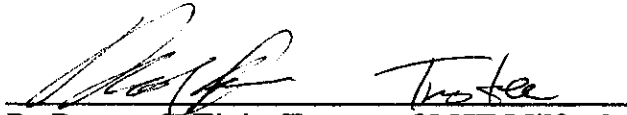
For title see recorded with the Worcester County Registry of Deeds in Book 44440, Page 201.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/04/2010 03:33 PM
Ctrl# 097867 19759 Doc# 00109149
Fee: \$1,057.92 Cons: \$232,000.00

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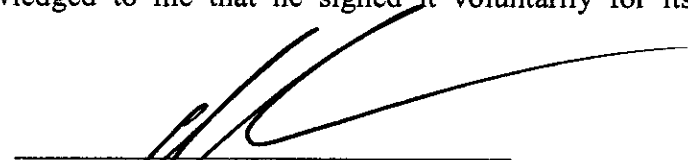
Witness his hand and seal this 30th day of September 2010.


By **Damon S. Tinio, Trustee of MJT Milford Real Estate Trust**

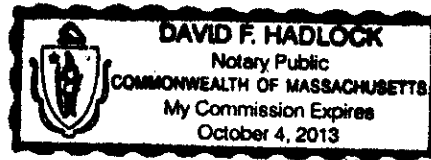
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS

On this 30th day of September 2010 before me, the undersigned notary public, personally appeared **DAMON S. TINIO, TRUSTEE OF MJT MILFORD REAL ESTATE TRUST** (name of document signer), proved to me through satisfactory evidence of identification, which wsd state licensr, 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.



Notary Public:
My Commission Expires: 10-4-13



ATTEST: WORC. Anthony J. Vigliotti, Register