



2011 00131871

Bk: 48308 Pg: 357

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Property Address:

71 North Avenue, Mendon, Massachusetts
01756

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/22/2011 11:16 AM
Ctrl# 107794 08557 Doc# 00131871
Fee: \$570.00 Cons: \$125,000.00

Deed

I/We, **Frederic Kelley and Margaret Kelley**, being married to each other, of **12A Country Club Lane, Milford, Massachusetts 01757**

In consideration paid of **One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00)** Dollars

Grant to **Hood Family LLC**, a Massachusetts Limited Liability Company, with a principal address of **21 Dogwood Circle, Holden, Massachusetts 01520**

with **QUITCLAIM COVENANTS**

A certain parcel of land with the buildings thereon situated on the easterly side of North Avenue, a Worcester County highway, in the northerly part of the Town of Mendon, being all the same premise conveyed to Marcus Morton Goodnow and Florence Louisa Goodnow by Jesse A. Esty by deed dated October 31, 1947 recorded with Worcester District Deeds, Book 3097, Page 159, bounded and described as follows:

Beginning at a point on the easterly side on said North Avenue as laid out by the County Commissioners in 1940 said point being the northwest corner of parcel #1 as shown on a plan entitled "Plan of Land, sold by Jesse A. Esty, Mendon, Mass. October, 1947" and the southwest corner of the parcel herein described.

THENCE N. 28° 53' W. by the easterly location line of North Avenue, seventy-five (75) feet to a corner;

THENCE N. 62° 25' E. with a line of granite posts, one hundred seventeen and ninety five hundredths (117.95) feet by land now or formerly of Marcus Good Now, et ux to a stake;

THENCE N. 58° 31' E. by land now or formerly of said Marcus Goodnow, et ux, sixty-four and ninety-eight (64.98) feet to a stake by abutement wall;

THENCE S. 78° 12' E. still by land now or formerly of said Marcus Goodnow et ux,

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thirty-seven and forty-six (37.46) feet to a stake by the end of a wall;

THENCE S. 37° 45' E. with the center line of a stone wall and by other land of said Marcus Goodnow et ux, fifty-six and twenty-two hundredths (56.22) feet;

THENCE S. 62° 25' W., by parcel No. 1 on said plan, two hundred twenty and ten hundredths (220.10) feet to the point of the beginning.

Containing 16,346 s.f., more or less.

Being Parcel No. 2 on a plan entitled "Plan of land sold by Jesse A. Esty, Mendon, Massachusetts, October, 1947 by Francis J. Brennan, Surveyor".

The grantors hereby release any and all homestead rights in the herein described premises.

Being all the same premises conveyed to this grantor by Deed dated December 5, 2008 recorded with Worcester District Registry of Deeds in Book 43580, Page 58.

Executed as a sealed instrument this 21st day of December, 2011.

Frederic J. Kelley, Jr.
Frederic Kelley

Margaret M. Kelley
Margaret Kelley

Commonwealth of Massachusetts

Worcester, ss:

On this 21st day of December, 2011, before me, the undersigned notary public, personally appeared **Frederic Kelley and Margaret Kelley**, proved to me through satisfactory evidence of identification, which were Driver's License; State ID; Passport; Other Government Issued ID; Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

John V. Fernandes
John V. Fernandes, Notary Public
My Commission Expires: December 19, 2014

