



**QUITCLAIM DEED**

I, ELDON A. SWANSON, surviving spouse of ELEANOR G. SWANSON , of, 98 North Avenue, Mendon, Worcester County, Massachusetts

For consideration amounting to under One Hundred (\$100.00) Dollars

Grant all my right title and interest to ~~ELDON~~ <sup>ELDON</sup> A. SWANSON as Trustee of the COOKIE REALTY TRUST, u/d/t/ February 29, 2016, a certificate of said Trustees to be recorded herewith as ~~Document #~~ \* of 98 North Avenue, Mendon Worcester County, Massachusetts, with QUITCLAIM COVENANTS. x Book 55215, Page 28

The land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, described as follows:

Beginning at a pint on the westerly side of North Avenue marked with a stake at land now or formerly of one Goodnow;

THENCE northerly bounding on said street 4 rods, 12 3/4links to a stake and stones on land now or formerly of one Hodges;

THENCE South 73° W. 10 rods, 22 links bounding on said Hodges land to a wall at land now or formerly of one McKernan;

THENCE with said wall and bounding on said McKernan land 5 rods, 5 links and South 14° East to a stake and stones at said Goodnow and; and

THENCE bounding on said Goodnow land about 11 rods to the point of beginning.

Subject to and together with any and all matters of record, insofar as the same are applicable.

For Title see Book 4555, Page 139, Worcester County Registry of Deeds

Property Address: 98 North Avenue, Mendon , Massachusetts.

Witness my hand and seal this 29<sup>th</sup> Day of February 2016.

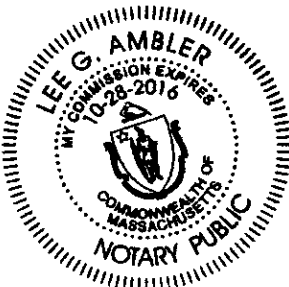
*Eldon A. Swanson*  
Eldon A. Swanson

**COMMONWEALTH OF MASSACHUSETTS**

Norfolk, ss

On this 29<sup>th</sup> day of February 2016, before me, the undersigned Notary Public, personally appeared Eldon A. Swanson proved to me through satisfactory evidence of identification, which was a official driver's license, 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.

*Lee G. Ambler*  
Lee G. Ambler, Notary Public  
My commission expires: 10/28/2016



AMBLER & AMBLER, P.C.  
ATTORNEYS AT LAW  
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ATTEST: WORC. Anthony J. Vigilanti, Register

*Locus: 98 North Ave., Mendon, MA*

*[Handwritten mark]*