



2015 00134722

Bk: 54725 Pg: 74  
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2015 00108144

Cert: 17442 Bk: 88 Pg: 42  
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property address: 6 Old Taft Avenue, Mendon, MA

QUITCLAIM DEED

I, LINDA A. LAMOTHE f/k/a LINDA ACCORSI a/k/a LINDA A. ACCORSI, a married person of Mendon, Worcester County, Massachusetts

In consideration paid of less than One Hundred and 00/100 (\$100.00) Dollars

Grant to LINDA A. LAMOTHE, TRUSTEE of the LINDA A. LAMOTHE FAMILY TRUST a Trust under Declaration of Trust dated December 15, 2015 and more particularly set forth in an abstract of trust contained in a Trustee's Certificate dated December 15, 2015 and registered herewith as Doc. No. 108143 with Certificate No. 17442 and recorded herewith in Book 54725, Page 70 with a usual mailing address of 6 Old Taft Avenue, Mendon, MA 01756

WITH QUITCLAIM COVENANTS:

Those two certain parcels of land with buildings thereon situated in the Town of Mendon, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Parcel No. 1:

That certain parcel of land with buildings thereon situated in the Town of Mendon, Worcester County, Massachusetts, bounded and described as follows:

NORTHERLY, by land now or formerly of the Milford and Uxbridge Street Railway Company one hundred (100) feet;

SOUTHEASTERLY, by land now or formerly of Luther E. Taft two hundred and sixteen (216) feet;

SOUTHERLY, by said Taft land eighty-seven (87) feet;

RETURN TO: JOSEPH C. COVE, ESQ.  
P.O. BOX 390  
UXBRIDGE, MA 01569

MS

SOUTHWESTERLY, by Mendon Pond about fifty (50) feet;

WESTERLY, by Lot B2 two hundred (200) feet.

All of said boundaries are determined by the Land Court to be located as shown on a subdivision plan of Lot B, drawn by Henry W. Gaskill, C.E., dated Oct. 1909, as approved by said Court, and duly filed with Land Registration Certificate #235. Being Lot B1 on said plan, 1399-B.

Said lot above described is subject to a public right of way over the same with teams and on foot, from the Uxbridge Road to said Mendon Pond, and thence easterly along the edge of said Pond.

Being the same premises conveyed to Linda Accorsi dated June 17, 2005 and registered with the Worcester Registry District of Worcester County as Document No. 87860, with Certificate No. 15483.

Parcel No. 2:

A certain tract of land situated in Mendon, Worcester County, Massachusetts, with buildings thereon and being a triangular tract of land situated easterly of Nipmuc Pond, so-called, bounded and described as follows:

BEGINNING: At an old drill hole in a stone wall at the land now or formerly of G.G. Hubbard;

THENCE: On said wall N. 12° 30' E. 216 ft. and bounded westerly by the land now or formerly of Carlotta M. Hill, to land now or formerly of Milford and Uxbridge St. Railway Company, formerly used as a location for its tracks;

THENCE: S. 16° 5' E. 177.8 ft. and bounded easterly by land now or formerly of Luther E. Taft, to an iron pipe at land now or formerly of said G.G. Hubbard;

THENCE: S. 69° 35' W. and bounded southerly by said Hubbard land 100 ft. to the point of beginning; together with a right of way 40 ft. in width over that tract reserved for a roadway from said Milford and Uxbridge St. Railway Company land, southerly in the rear of lands of said Hubbard and others, and over another roadway leading westerly therefrom to the shore of Nipmuc Road so-called.

Excepting the parcel sold by Florence A. Dunlap to Norman S. Taylor by deed dated April 3, 1929 and recorded with Worcester District Deeds in Book 2647, Page 235.

For Grantors title see deed from Mark Accorsi and Linda Accorsi to Linda Accorsi dated 17 June 2005 and recorded with the Worcester District Registry of Deeds in Book 36597, Page 157.

Subject to real estate taxes assessed but not yet due and payable.

Subject to any mortgages of record.

Witness my hand and seal this 15<sup>th</sup> day of December, 2015.

Linda A. Lamothe  
Linda A. Lamothe

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 15<sup>th</sup> day of December, 2015, before me, the undersigned notary public, personally appeared Linda A. Lamothe, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (she) signed it voluntarily for its stated purpose.

[Signature]  
Notary Public  
Seal of Notary  
My Commission Expires: 10/7/22

