



Bk: 54955 Pg: 353
Page: 1 of 3 02/18/2016 01:56 PM WD

3 Pages

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APW/ADC

MASSACHUSETTS QUITCLAIM DEED

Property Located at 24 Maple Street, Mendon, Massachusetts 01756

I, Russell Dudley, also known as Russell F. Dudley individually, of 26 Maple Street, Mendon, Worcester County, Massachusetts, for the consideration of One Dollar (\$1.00) grant to Russell F. Dudley and Anne D. Dudley, Trustees, or their successors in Trust, under the Dudley Living Trust u/a dated November 30, 2015, and any amendments thereto, an unrecorded Trust, for which a Certificate of Trust is recorded in Worcester District Registry of Deeds in Book 54662, Page 227, and said Trustees for notice purposes being of PO Box 96, Mendon, Massachusetts 01756

with *quitclaim* covenants

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Maple Street, formerly called the Country Road, in said Mendon, being bounded and described as follows, to wit:

Beginning at the northeasterly corner of the granted premises on the southerly side of said street at land now or formerly of Henry Twitchell, formerly of Louisa Aldrich, thence S.3 1/2 ° E. by said Twitchell land, now or formerly, and land now or formerly of Eldora Freeman, 142.56 feet to a point; thence S. 1° E. 39 feet by land now or formerly of Eldora Freeman, to an angle at land now or formerly of Austin Taft, formerly of Julius A. George; thence S. 89° 15' W. 52.5 feet by land of said Taft, now or formerly, to a stone wall; thence N. 1°W. 37.5 feet to a point at land now or formerly of Sarah F. Towne, formerly Nancy Sawn; thence N. 3 1/2 ° W. 136.52 feet by said Towne land, now or formerly, to the southerly side of Maple Street, thence N. 77° E. by said Maple Street 53.46 feet to the place of beginning.

Also a certain tract or parcel of land situated on the southerly side of Maple Street, in said Mendon, and being more particularly bounded and described as follows, to wit:

Beginning at a drill hole in concrete at a fence post at the northeasterly corner of the granted premises and at the northwesterly corner of the premises above described, thence N. 89° 30' W. by said street 29.0 feet to an iron pipe in the ground; thence S. 1° E. by land now or formerly of one Towne 194.55 feet to a drill hole in a stone wall; thence N. 70° 27' E. by the center line of said wall and land of one Barrows 30.55 feet to a corner of a stone wall; thence northerly by said above-described premises 184.5 feet to the drill hole at the point of beginning.

Frank E. Dudley passed away _____ . Please see Death Certificate recorded herewith.

Subject to a life estate reserved for Geneva M. Dudley for the remainder of her life.

The consideration for this transfer being One Dollar (\$1.00), no transfer stamps need to be attached.

Being the same premises conveyed to Russell Dudley by the deed of Frank E. Dudley and Geneva M. Dudley, dated February 28, 2003 and recorded in the Worcester District Registry of Deeds, in Book 29233, Page 119.

Witness my hand and seal this 15th day of February, 2016.

Russell Dudley
Russell Dudley

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

February 15, 2016

On the above date, before me, the undersigned notary public, personally Russell Dudley, personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me his signature on the foregoing instrument to be his free and voluntary act.

Angela D. Carroll
Angela D. Carroll, Notary Public
My Commission Expires: March 23, 2018

