



Bk: 63557 Pg: 56  
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TRUSTEE DEED

**ROCKLAND TRUST COMPANY, Successor by merger with THE MILFORD NATIONAL BANK AND TRUST COMPANY**, with a usual place of business at 300 East Main Street. Milford, Massachusetts and being the Trustee of **THE HJT REALTY TRUST** , a Trust under Declaration of Trust dated September 1, 2015 and recorded in Worcester District Registry of Deeds Book 54432 Page 176,

In consideration of less than \$100.00

Grants to **THE TOWN OF MENDON**, a municipal corporation with a usual mailing address of 20 Main Street, Mendon, MA 01756

The land in said Mendon on the northerly side of Trask Road consisting of three parcels of land with the buildings thereon, more particularly bounded and described as follows:

Parcel I:

A certain parcel of land containing 58 ½ acres, more or less, on the northerly side of what is now referred to as Hopedale Street including all buildings thereon, situated in said Mendon, and being all the same premises conveyed to Maria Scriven to Joseph Northrop, by deed dated May 13, 1905, and recorded with Worcester District Deeds, Book 1811, Page 159, bounded and described as follows, to wit:

Beginning at the southeasterly corner in the centre of the old road leading from Seth F. Davenport's dwelling house to Hopedale, called the Salt Box Road, thence N. 34 1/2 ° W. 94 rods; thence N. 22 ½ ° W. 31 rods 11 links to the road leading from the City Mills in Milford to Mendon, the two lines last described run by land formerly of Seth F. Davenport as the wall now stands;-thence Westerly with the centre of the said last named road, to land formerly of Alexander Thayer, deceased; thence S. 33 ¾ ° E. 46 rods 18 links; thence S. 23° E. 26 rods 10

*Trask Road, Mendon*

links, and same course 12 rods 5 links; thence S. 24 4/5° E. 7 rods 18 links; thence S. 20° E. 3 rods 16 links; thence S. 15 5/12° E. 24 rods 20 links to land formerly of said Seth F. Davenport, bounding – westerly on the last six lines by said Thayer land as the wall and fences now stand thence N. 67 1/2° E. 9 rods 10 links, thence S. 43° E. 12 rods to said first mentioned road; thence Northeasterly with the centre of said road to the point of departure.

Being those same premises conveyed to this grantor by deed of Mary E. Trask and Clarence A. Trask dated July 5, 1968 and recorded in said deeds in Book 4871, Page 99.

Parcel II:

The land in said Mendon located on the northwesterly side of Trask Road more particularly described on a plan of land entitled “Plan of Land in Mendon, MA., surveyed for HARVEY J. TRASK, 142 Mendon Street-Upton, Ma. 01568; Shea Engineering & Surveying Inc. 76 Uxbridge Road, Mendon, Ma 01756 Tel. (508) 473-1163” shown as Lot 5A on said plan consisting of 4.09 acres which plan is recorded with the Worcester District Registry of Deeds in Plan Book 730, Plan 50.

For title to the aforesaid parcel see Deed of Helen L. Lowell, David B. Lowell, Sidney A. Slobodkin, Trustee and Sally C. Lowell, Trustee to Hackenson Corporation dated April 9, 1998 recorded at Worcester County Registry of Deeds at Book 19812, Page 176.

Being those same premises conveyed to this grantor by deed of Hackenson Corporation dated 23 July 1998 and recorded with said deeds in Book 20220, Page 2.

Parcel III:

The land in Mendon, Worcester County, Massachusetts situated Northerly of Trask Road in said Mendon and being shown on a plan entitled “Plan of Land in Mendon, Ma, prepared for HARVEY Trask” scale 1”=40’ dated 6/10/01 by Tim Callahan, Inc. 950 Hill Street Whitinsville, Ma 01588 recorded herewith at Worcester County Registry of Deeds in Plan Book 774, Plan 10 to which plan reference is hereby made for a more particular description of said premises.

Said Lot contains approximately 17,080 square feet more or less according to said plan.

Being those same premises conveyed to this grantor by deed of David B. Lowell et al dated November 1, 2001 and recorded with said deed in Book 25186, Page 372.

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

This conveyance is a gift under the terms of the Harvey J. Trask Trust Agreement dated May 28, 2015 and is subject to the restrictions and requests stated therein with specific reference to Article Three, Clause Third that the premises be utilized as a park, recreation and athletic facility under the care, custody and control of the Board of Selectmen in the Town of Mendon, subject to, however, a life estate in Jeffrey Gagner, if living at the time of the Donor’s death for the rest and remainder of his natural life, without paying any rent, occupancy fee or real estate taxes on

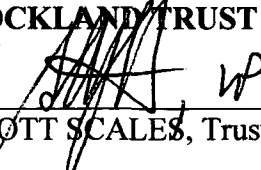
the same. However, the selectmen in the Town of Mendon in their sole discretion may change the use of this property as a park and recreation facility to a school building site for the Town of Mendon or the Mendon Upton Regional School District and the Donor requests that any school constructed on the property be named "The Elmer Kenneth Trask School".

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

In Witness whereof, **ROCKLAND TRUST COMPANY** has signed this deed in its name and under its seal this 21st day of October, 2020 by its duly authorized Trust Officer,

**ROCKLAND TRUST COMPANY**

BY

  
SCOTT SCALES, Trust Officer *and Vice President*

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

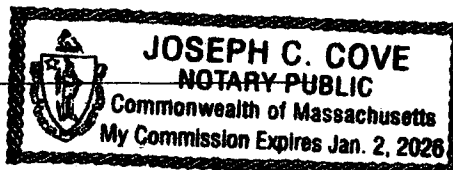
On this 21st day of October, 2020, before me, the undersigned notary public, personally appeared SCOTT SCALES, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, XXX personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.



Notary Public

Seal of Notary

My Commission Expires:



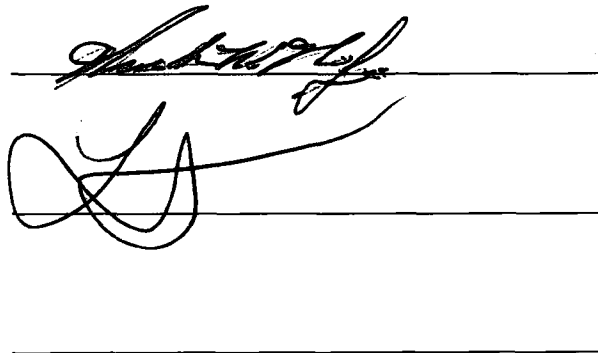
**Town of Mendon**

To: Rockland Trust Company

From: Board of Selectmen for the Town of Mendon

Acting on behalf of the Town of Mendon, the undersigned  
Selectmen accept the gift of land with the buildings thereon located on Trask Road in  
accordance with and subject to the terms of the gift under Article THREE, clause 3 of the  
Harvey Trask Trust Agreement and request that Rockland Trust Company record a deed  
into the town in form presented to the town.

Board of Selectmen



The image shows two handwritten signatures in black ink, each written over a horizontal line. The first signature is more cursive and appears to be 'D. Murphy'. The second signature is also cursive and appears to be 'L. ...'. There is a third horizontal line below the second signature, which is currently blank.

Dated: July 9, 2020