



Bk: 51114 Pg: 139
Page: 1 of 3 06/27/2013 01:40 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/27/2013 01:40 PM
Ctrl# 121696 13280 Doc# 00077094
Fee: \$889.20 Cons: \$195,000.00

DEED

We, Joan D. Cumming of 32 Churchill Street, Wiscasset, Maine and Geraldine DiNardo, of 29 Merrick Street, Worcester, Massachusetts,

for consideration of One Hundred Ninety Five Thousand and 00/100 (\$195,000.00) Dollars

grant to Todd A. Moryl and Elizabeth S. Moryl of 11 Driftway, Hopedale, Massachusetts, as husband and wife, tenants by the entirety

WITH QUITCLAIM

COVENANTS

a certain parcel of land, together with the buildings thereon, situated on the westerly side of Taft Avenue, and extending westerly to the easterly shore of Nipmuc Pond, In Mendon, Worcester County, Massachusetts, and bounded and described as follows:

That certain parcel of land situated on the easterly side of Nipmuc Pond in Mendon beginning at a stake at or near the shore of said Pond and at or near the southeast corner of Cook's Cove;

thence running northerly 79 degrees 35 minutes east two hundred (200) feet to a stake;

thence south 10 degrees 25 minutes east sixty (60) feet, more or less, to a stake;

thence south 79 degrees 35 minutes west one hundred eighty-nine (189) feet, more or less, to a stake at or near the shore of said Pond;
thence northerly following the shore of said Pond sixty (60) feet, more or less, to the point of beginning;

with quit claim right of way to and from the premises over an ancient way along or near the shore of said Pond;

reserving to Mrs. Marden's grantor and his heirs and assigns forever a right of way two (20) rods in width measured from the high water line of the shore of said Pond and with right to dedicate said reservation to the public.

The undersigned do hereby certify and affirm under the pains and penalties of perjury that no person is entitled to homestead rights in the above described premises and their spouses, if any, do not occupy or intend to occupy the premises as their principal residence and are therefore not entitled to claim the benefit of an estate of homestead in the premises.

Being the same premises conveyed by deed of Leona G. DiNardo dated September 12, 2001 recorded with Worcester District Registry of Deeds in Book 24841,

Peterson

CORNETTA, PICCO, SPANGLER & VALLEE, P.C.
COUNSELORS AT LAW
4 WEST STREET
FRANKLIN, MA 01832

Page 350 .

03

Property Address: 35 Taft Avenue, Mendon, MA

Executed as a sealed instrument this 19 day of June, 2013.

Joan D. Cumming
Joan D. Cumming

STATE OF MAINE

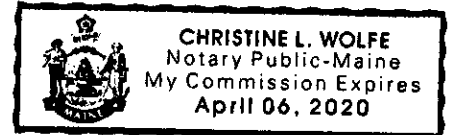
Lincoln, ss.

On this 19 day of June, 2013 ,
before me, the undersigned notary public, personally appeared, Joan D. Cumming proved
to me through satisfactory evidence of identification, which was a driver's license ,
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.

Christine L. Wolfe

Notary Public:

My Commission Expires:



Executed as a sealed instrument this 27th day of June, 2013.

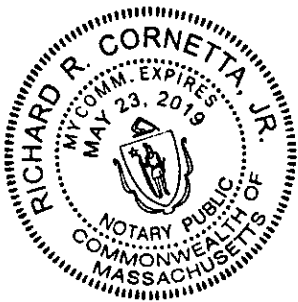
Geraldine DiNardo
Geraldine DiNardo

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 27th day of June, 2013, before me, the undersigned notary public, personally appeared, Geraldine DiNardo proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, 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:
My Commission Expires:



ATTEST: WORC. Anthony J. Vigliotti, Register