



2019 00100738

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QUITCLAIM DEED

We, **Ronald R. Spindel and Shirley W. Spindel**, currently of 65 Taft Avenue, Mendon MA 01756

For consideration paid, and in full consideration of Ten Dollars (\$10.00) paid

Grant to **Courtney H. Elsmore, Chelsea Spindel and Brian R. Spindel**, as Trustees of the 65 Taft Avenue Trust, u/d/t September 9, 2019 (See Certificate of Trust pursuant to M.G.L. Ch. 184 Sec. 35 recorded herewith) and whose address is 65 Taft Avenue Mendon, MA 01756

With **QUITCLAIM COVENANTS**,

See Schedule A attached hereto for legal description

Property Address:

65 Taft Avenue, Mendon MA 01756

Title Reference:

Book 13125 Page 258 in the Worcester County Registry of Deeds.

The Grantors hereby release any and all rights of Homestead in and to the premises conveyed hereby and warrants and represents that there are no persons entitled to any rights of homestead under G.L. c. 188 in the premises conveyed by this deed.

Title not examined by preparer.

WITNESS our hands and seals this 10th day of September 2019.

Ronald R. Spindel

Ronald R. Spindel

Shirley W. Spindel

Shirley W. Spindel

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 10th day of September 2019, before me, the undersigned notary public, personally appeared the above-named, Ronald R. Spindel and Shirley W. Spindel, proved to me through satisfactory evidence of identification, which was:

- () photographic identification with signature issued by a federal or state government agency,
- () oath or affirmation of a credible witness, or
- (x) personal knowledge of the undersigned,

to be the persons whose names are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Christopher A. Fraga

Christopher A. Fraga, Notary Public
My Commission Expires: 08/17/2023



65 TAFT AVENUE
MENDON MA 01756

EXHIBIT "A"

"A certain tract or parcel of land with the buildings thereon situated on the westerly side of Millville Road and the southwesterly side of Taft Avenue in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

Beginning at the southeasterly corner of the premises at the northeasterly corner of land now or formerly of one McGee at a point in the westerly line of Millville Road as laid out in 1932, said point being 12 feet northeasterly of a Worcester County High Bound, thence northeasterly by the westerly line of said Millville Road 36.62 feet to a stake; thence northwesterly by the southwesterly line of Taft Avenue 170.94 feet more or less to a concrete bound at land of one Grant; thence S 78° 52' W. by said Grant land 125.85 feet to a concrete bound; thence southerly by the shore of Lake Nipmuc to a stake at said McGee land; and thence S. 79° 02' E. by said last mentioned land 263 feet more or less to the point of beginning.

Said premises are conveyed subject to any taking for highway purposes of record.