



2022 00120579

Cert: 18833 Bk: 95 Pg: 33

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QUITCLAIM DEED

We, Julie Mendez, a married woman, of 1 Featherbed Lane, Clinton, Connecticut and Frederick Daly, a single man, of 60 Parker Street, Quincy, Massachusetts

For consideration paid and in full consideration of less than One Hundred (\$100.00) Dollars

Grant to Julie Mendez and William Gilcoine, Trustees of the Fred Daly Nipmuc Realty Trust, u/d/t dated June 22, 2022, recorded herewith of 46 Uxbridge Road, Mendon, MA 01756,

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land with all the buildings thereon situated in Mendon, Worcester County, Massachusetts bounded and described as follows:

Northwesterly by the Uxbridge Road, fifty (50) feet;
Northeasterly by Lot B-8 on a plan hereinafter described one hundred (100) feet;
Easterly by Mendon Pond; and
Southwesterly by Lot B-6 on said plan one hundred thirty (130) feet.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan 1399D of Lot B-4 drawn by Henry W. Gaskill, C.E., dated October 1909, as approved by said Court and filed with Certificate No. 291.

Being Lot B-7 on said plan.

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

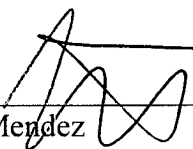
Being the same premises conveyed to Grantors by Deed dated April 6, 2021, recorded with Worcester County Registry of Deeds District of the Land Court as Document No. 00117763 with Certificate No. 18553.

Reserving herein a life estate interest to Frederick Daly of 46 Uxbridge Road, Mendon, MA 01756.

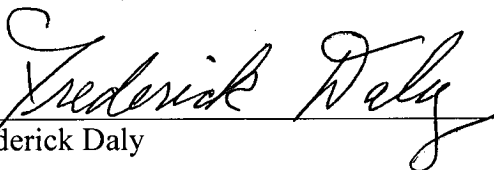
Grantors hereby acknowledge that they are not entitled to any benefits of an existing estate of Homestead as this property is not their primary residence. They also acknowledge that no other persons are entitled to any benefits of an existing estate of Homestead.

Property Address: 46 Uxbridge Road, Mendon, MA 01756

WITNESS our hands and seals this 22nd day of June 2022.



Julie Mendez




Frederick Daly

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 22, 2022

On this 22nd day of June 2022, before me, the undersigned notary public, personally appeared Julie Mendez and Frederick Daly, proved to me through satisfactory evidence of identification, which were photographic identifications, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and as their free act and deed.



Notary Public:
My Commission Expires:

