

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 7818
Document Type	: DEED
Recorded Date	: January 29, 2015
Recorded Time	: 02:30:37 PM
Recorded Book and Page	: 53314 / 105
Number of Pages(including cover sheet)	: 4
Receipt Number	: 846858
Recording Fee (including excise)	: \$1,958.12

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 01/29/2015 02:30 PM
 Ctrl# 138782 13796 Doc# 00007818
 Fee: \$1,833.12 Cons: \$402,000.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

**Locus: 29 and 31 George Street, Mendon, MA
3 Neck Hill Road, Mendon, MA**

QUITCLAIM DEED

We, John Robertson and Nancy F. Robertson, being married to each other, of Mendon, Massachusetts

For consideration of FOUR HUNDRED TWO THOUSAND AND NO/100 DOLLARS (\$402,000.00) Paid

Grant to Frank A. DiDonato, Individually, of 35 George Street, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants

PARCEL 1

The land in said Mendon, on the southerly side of George Street, bounded as follows:

Beginning at the stone wall marking the northwest corner of the Gaskill Cemetery, Inc.;

Thence running with said George Street, N. 85° 47' W., 25.45 feet;

Thence S. 6° 35' E., 258.8 feet; S. 83° 25' W. 96 feet; S. 6° 35' E. 234.45 feet; N. 86° 53' E. 170.31 feet; N. 6° 35' W. 244.75 feet; S. 83° 25' W. 49 feet; the last six lines bounding on other land now or formerly of Lucille L. Larson, and their extremities being marked, except at said street line, by iron pipes sunk in the ground;

Thence still with land of Larson, N. 6° 35' W., 171.83 feet to the wall marking the southwest corner of said Gaskill Cemetery, Inc.;

Thence along the westerly wall of said cemetery, N. 6° 35' W., 82.2 feet, more or less, to the point of beginning; all of the bearings being magnetic, and the parcel or tract containing a calculated area of forty-seven thousand, one hundred and forty-three (47,143) square feet, more or less.

Premises above are shown on a plan entitled, "Plan of Land in Town of Mendon, Mass., belonging to Moses U. Gaskill, September 20, 1930, made by L.S. Daniels, Surveyor.

PARCEL II

The land on the southerly side of George Street, in said Mendon, that is bounded as follows:

Beginning at the northeasterly corner thereof, at said George Street and land of said Robertson;

Thence with said street, N. 85° 47' W., 97.73 feet to an iron pipe at remaining land of Lucille L. Larson;

Thence S. 6° 35' E., with said remaining land, 276.79 feet to the northwest corner of said Robertson land, at an iron pipe;

Thence N. 83° 25' E., with said Robertson land 96 feet to an iron pipe at a corner thereof;

Thence N. 6° 35' W., with said Robertson land, 258.8 feet to the point of beginning.

This parcel appears on a plan made by L.S. Daniels, Surveyor, dated May 16, 1937, marked Plan of land in Town of Mendon, Mass. belonging to Moses U. Gaskill and recorded with the Worcester District Registry of Deeds.

Containing about 25,708 square feet.

PARCEL III

One parcel of land, with any buildings thereon, situated on the southerly side of Neck Hill Road, in said Mendon, and being shown as Lot 11 on plan entitled "CASTLE HILL ESTATES" Definitive Plan of Land in Mendon, Mass. Scale: 100 feet to an inch, Date: March 31, 1980, Guerriere & Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass., filed with Worcester District Registry of Deeds, Plan Book 477, Plan 116, to which plan reference may be had for a more particular description of the conveyed premises.

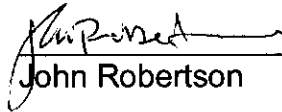
Said premises are conveyed subject to flowage and riparian rights in Muddy Brook, right of Gaskill Cemetery, Inc. to enter upon premises to repair wall or fence; except right of way and easement granted Northeastern Gas Transmission Company, Tennessee Gas Transmission Company and American Telephone and Telegraph Company, all if the same affect the locus.

Lot #11 contains 4.38 +/- acres according to said plan.

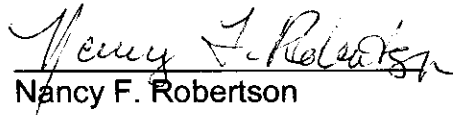
The Grantors hereby release all rights of homestead and states that no other person is entitled to any benefits of an existing estate of homestead.

Being the same property conveyed to the grantors by deeds recorded in the Worcester District Registry of Deeds in Book 13856, Page 164 and Book 8869, Page 15.

Witness our hands and seals this *28th* day of January, 2015.



John Robertson



Nancy F. Robertson

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS:

January *28th*, 2015

On this *28th* day of January, 2015, before me, the undersigned notary public, personally appeared John Robertson and Nancy F. Robertson and acknowledged the foregoing instrument to be their free act and deed, and provided to me through satisfactory evidence of identification, which were Driver's Licenses to be the persons whose names are signed on the preceding or attached document in my presence and for its stated purpose.



Janet C. Drapeau , Notary Public
My Commission Expires: 10/26/2018



JANET C. DRAPEAU
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES OCTOBER 26, 2018

ATTEST: WORC Anthony J. Vigliotti, Register