



Bk: 62229 Pg: 105

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## QUIT CLAIM DEED

This Quit Claim Deed made the 27<sup>th</sup> day of March, 2020, by BRUCE L. CLIFTON and THERESA A. CLIFTON, hereinafter called the Grantors, hereby grant and convey to BRUCE L. CLIFTON and THERESA A. CLIFTON, Trustees or their Successors of the Theresa A. Clifton Living Trust, Dated March 27<sup>th</sup>, 2020, of 54 George Street, Mendon, MA 01756, Certificate of Trust recorded herewith at Book \_\_\_\_\_, Page \_\_\_\_\_, hereinafter called the Grantees, for consideration paid and hereby acknowledged of One Dollar.

With quit claim covenants,

Two (2) certain parcels of land located on the northwesterly side of George Street, in the Town of Mendon, Worcester County, Massachusetts, bounded and described as follows:

### PARCEL I

A certain parcel of land together with the buildings situated thereon located on the northwesterly side of George Street in the Town of Mendon, Massachusetts being the same parcel shown on a plan entitled "Plan of Land in Mendon, Mass. belonging to Arthur V. Pond et al dated September 30, 1939, L.S. Daniels, Surveyor" containing 32,670 square feet, said parcel being bounded and described as follows, to wit:

Beginning at the easterly corner of the said premises at a point at the intersection of the northwesterly side of said George Street and the northeasterly boundary of said premises, which point is located 862.25 feet southwesterly from a drill hole in a boulder at the intersection of the northwesterly side of said George Street and the Town Line between said Mendon and said Hopedale; thence N. 54° W. through an iron pipe 2 feet back of the street line, 150 feet to an iron pipe; thence S. 36° W. 217.80 feet to an iron pipe; thence S. 54° E. 150 feet through an iron pipe, which pipe is 2 feet back of the street line to the northwesterly side of said George Street; thence N. 36° E. by the northwesterly side of said George Street 217.80 feet to the point of beginning, all as shown on said above mentioned plan of land recorded with Worcester District Registry of Deeds in Plan Book 112, Plan 63.

Return To: Mr & Mrs. Clifton  
54 George Street  
Mendon, MA 01756

54 George Street, Mendon, MA 01756

PARCEL II

A certain parcel of land located on the northwesterly side of George Street in the Town of Mendon, Massachusetts, said parcel being bounded and described as follows, to wit:

Beginning at the southeast corner of the land now or formerly owned by Nathaniel B. Cox and extending 83' along the street line southerly to a bound near the base of a stone wall bounding land now or formerly owned by Arthur V. Pond et al, thence 150' along the base of this said wall westerly to an iron pipe bound, thence northerly 101' -4" to the southwest corner bound of the aforesaid property now or formerly of Nathaniel B. Cox and thence 150' along the southerly boundary of this property to the point of beginning.

Being the same premises described in deed of Daniel W. Cox, Executor of the Estate of Nathaniel B. Cox to Bruce L. Clifton and Theresa A. Clifton, dated March 6, 1996, and recorded at Worcester District Registry of Deeds at Book 17728, Pages 103-105.

Witness our hands and seals this 27<sup>th</sup> day of March, 2020

Bruce L. Clifton  
BRUCE L. CLIFTON, GRANTOR

Theresa A. Clifton  
THERESA A. CLIFTON, GRANTOR

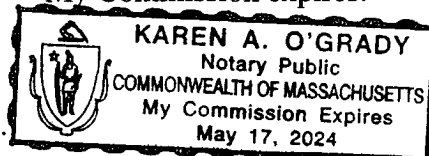
COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

Date: 3-27-2020

On this 27 day of March, 2020, before me, the undersigned notary public, personally appeared BRUCE L. CLIFTON and THERESA A. CLIFTON and proved 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, and acknowledged to me that they signed it voluntarily for its stated purpose.

Karen A. O'Grady  
Notary Public  
My Commission expires:



ATTEST: WORC. Kathryn A. Toomey, Register