

75068

*J. J. O'Brien*

PROPERTY LOCUS: MAIN & MAPLE STREETS  
MENDON, MASS.  
GRANTEE'S ADDRESS  
HARTFORD, CONN.  
W. C. GARLAND, MARY

94 JUN 24 AM 11:55

I, John J. O'Brien, Trustee of Maple Street Realty Trust recorded at Worcester District Registry in Book 13719, Page 12, of Newton, Middlesex County, Massachusetts, for consideration of less than One Hundred (\$100.00) Dollars paid, grant to Elizabeth M. Noonan, with Quitclaim Covenants, a certain parcel of land with the buildings thereon and all privileges and appurtenances thereto belonging situated in said Mendon, on the westerly side of Main Street, sometimes called Providence Street, and the southerly side of Maple Street, and being shown on a plan entitled "Plan of Land in Mendon, Mass., owned by Guido Sabatinelli, January, 1950, scale 1"=40', Eastman & Corbett, C.E.", said plan being filed with Worcester District Registry of Deeds, Plan Book 169, Plan 113, bounded and described as follows:

Beginning at the southeasterly corner of the premises at land now or formerly of one Thompson, on the westerly side of said Providence or Main Street; thence

NORTHWESTERLY along said Providence Street and along said Maple Street to a Worcester County Highway Bound, 148.78 feet; thence

N. 88 (degrees) 05' W. along said Maple Street, 79.25 feet to a stake on the easterly side of a right of way, thence

S. 17 (degrees) 57' E. along said right of way, 169.38 feet to land now or formerly of Austin B. Taft; thence

N. 62 (degrees) 35' E. along said Taft land, 92.66 feet to land now or formerly of said Thompson; thence

N. 61 (degrees) 55' E. along said Thompson land 82.00 feet to the place of beginning.

Together with a right of way for passing and repassing over a driveway 23.62 feet, more or less, in width, now existing along the westerly boundary line of the premises and extending southerly from said Maple Street 169.38 feet to land now or formerly of Austin B. Taft, as shown on said plan.

Subject to the obligations with reference to easement as recited in deed from Austin B. Taft to Harry Kushner, dated December 17, 1945 and recorded with said Deeds Book 2978, Page 517 as follows: "It is understood that the upkeep and care of the aforesaid driveway is to be the joint responsibility of the grantor and the grantees, their heirs and assigns."

Subject also to the Taking for Highway Purposes by the Commonwealth of Massachusetts, if any.

Subject to the pole and wire rights granted to Worcester County Electric Company et al., if same affects the locus.

Subject to the fencing conditions recited in Deed recorded with said Deeds Book 2497, Page 366, if same affects the locus.

ATTY. J. J. O'BRIEN  
SUITE 305  
10 KEARNEY RD  
NEEDHAM, MASS 02194

Being the same premises conveyed to the Grantor by Elizabeth M. Noonan and recorded in Worcester District Registry of Deeds in Book 13719, Page 15.

For my appointment as Trustee see Worcester District Registry of Deeds in (Book , Page .)

EXECUTED as a sealed instrument this 31<sup>st</sup> day of May, 1994.

*John J. O'Brien*  
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John J. O'Brien  
Trustee of Maple Street  
Realty Trust

*NORFOLK SS.* COMMONWEALTH OF MASSACHUSETTS

Then personally appeared before me this 31<sup>st</sup> day of May, 1994 John J. O'Brien, Trustee of Maple Street Realty Trust and acknowledged the execution of the foregoing instrument to be his free act and deed, as Trustee.

*Charles A. Levin*  
\_\_\_\_\_  
Notary Public *Charles A. Levin*

My Commission Expires: 8/3/95

*(seal)*

RECORDED  
MAY 31 1994  
NOTARY PUBLIC  
CHARLES A. LEVIN  
NORFOLK COUNTY  
MASSACHUSETTS

ATTEST: WORC. Anthony J. Vigliotti, Register