



Bk: 38795 Pg: 213 Doc: DEED  
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DEED

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 04/20/2006 11:56 AM  
Ctri# 050353 09270 Doc# 00056018  
Fee: \$7,866.00 Cons: \$1,725,000.00

I, ELIZABETH NOONAN, TRUSTEE OF THE ELIZABETH NOONAN 2003 TRUST, u/d/t dated December 9, 2003, recorded with the Worcester District Registry of Deeds in Book 32537, Page 54, 45 Flume Avenue, Marstons Mills, Massachusetts 02648 ("Grantor")

for consideration of ONE MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND (\$1,725,000.00) DOLLARS

grant to MENDON VILLAGE, LLC, a duly organized and validly existing Massachusetts limited liability company with an address of 2 Stymast Drive, Mendon, Massachusetts 01756 ("Grantee")

WITH QUITCLAIM COVENANTS

Two parcels of land with the improvements thereon, both situated in Mendon, Worcester County, Massachusetts, being the parcels described as follows:

**PARCEL ONE**

The Premises commonly known as 23 Main Street, Mendon, being the land bounded and described as follows:

Beginning at the southeasterly corner of the premises to be conveyed on the westerly side of said Main Street at land now or formerly of one Sears:

- Thence N. 39° W. by the westerly side of said street about 198.50 feet to land now or formerly of one Shattuck;
- Thence S. 61° W. by land now or formerly of Shattuck about 95 feet to a corner;
- Thence S. 10° 50' E. still by said Shattuck land about 52 feet to an angle;
- Thence S. 31° E. by last mentioned land about 156.20 feet to said Sears land;
- Thence N. 57° E. by said Sears land about 141.10 feet to the point of beginning on the westerly side of said street.

HALLORAN, LUKOFF & SMITH, P.C.  
432 COUNTY STREET  
NEW BEDFORD, MA 02740-6032

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PARCEL TWO

The premises on Main and Maple Streets in Mendon, situated on the westerly side of Main Street (sometimes called Providence Street) and the southerly side of Maple Street, in said Mendon, and 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° 05' W. along said Maple Street, 79.25 feet to a stake on the easterly side of a right of way;

Thence S. 17° 57' E. along said right of way, 169.38 feet to land now or formerly of Austin B. Taft;

Thence N. 62° 35' E. along said Taft land, 92.66 feet to land now or formerly of said Thompson;

Thence N. 61° 55' E. along said Thompson land. 82 feet to the place of beginning.

Said premises are shown on a plan entitled "Plan of Land in Mendon, Mass, owned by Guido Sabatinelli" dated January 1950, filed with Worcester District Deeds, Plan Book 169, Plan 113.

The premises are conveyed 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.

The premises are conveyed subject to the obligations with reference to easement as is cited in Deed from Austin B. Taft to Harry Kushner, dated December 15, 1945, recorded with said Deeds in 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 grantees, their heirs and assigns."

The premises are conveyed subject to the taking for highway purposes by the Commonwealth of Massachusetts, if any.

The premises are conveyed subject to the fencing condition as recited in Deed from Samuel V. Crane to Chester C. Shattuck, dated June 17, 1929, recorded with said Deeds in Book 2497, Page 366, if the same affects the locus. Subject also to pole and wire rights granted Worcester County Electric Company et al, if affecting locus.

The undersigned states that: (i) she is the current Trustee of The Elizabeth Noonan 2003 Trust; (ii) the Trust is still in full force and effect; (iii) the Trust has not been amended; and (iv) all of the Beneficiaries of said Trust are of age, competent, and have directed the Trustee and the Trustee has been authorized by all of the Beneficiaries of said Trust, to execute this Deed.

For title of Grantor, see Deed recorded with said Deeds in Book 32537, Page 57.

EXECUTED AS A SEALED INSTRUMENT THIS 1<sup>st</sup> DAY OF APRIL, 2006

SIGNED IN THE PRESENCE OF:

THE ELIZABETH NOONAN 2003 TRUST

Penney K. Finkelstein  
WITNESS: PENNEY K. FINKELSTEIN

Elizabeth M. Noonan  
BY: ELIZABETH M. NOONAN, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE COUNTY

On this 1<sup>st</sup> day of April, 2006, before me, the undersigned notary public, personally appeared ELIZABETH M. NOONAN, proved to me through satisfactory identification which was a Massachusetts driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed the aforesaid Deed voluntarily for its stated purpose, as Trustee of The Elizabeth Noonan 2003 Trust.

Penney K. Finkelstein  
NOTARY PUBLIC: PENNEY K.  
FINKELSTEIN  
MY COMMISSION EXPIRES: 9/24/2010

ATTEST: WORC. Anthony J. Vigliotti, Register