



2018 00085048

Bk: 59257 Pg: 290

Page: 1 of 4 08/14/2018 03:11 PM WD

DEED

The Milford National Bank and Trust Company, Lisa Vincent Taylor (formerly known as Lisa G. Vincent) and Shelley D. Vincent IV, Trustees of the Shelley D. Vincent III Revocable Insurance Trust dated October 4, 1993, recorded with Worcester District Registry of Deeds in Book 22829, Page 261,

for consideration paid, and in full consideration of less than one hundred dollars

Grants to the said Lisa Vincent Taylor and the said Shelley D. Vincent IV of 2 Blackstone Street, Mendon, Massachusetts,

With Quitclaim Covenants

the land on Blackstone Street and Providence (Main Street) Road in said Mendon with the buildings thereon shown on a plan recorded in Plan Book 374, Page 73, entitled "Plan of Land in Mendon, Massachusetts, of property of the Estate of Fred A. Snow, dated October 12, 1972, Guerriere & Halnon, Inc. Engineering and Land Surveying, 85 South Bow Street, Milford, Mass." and therein described as follows: to wit – Beginning at the southwesterly corner of the granted premises at a drill hole in wall at land of one Mary E. Taylor on the easterly side of Blackstone Street; thence N. 13° 06' 55" E. one hundred and four and 41/100 (104.41) feet to a drill hole in wall; thence N. 14° 16' 03" E. ninety-five and 15/100 (95.15) feet to a drill hole; thence N. 15° 21' 51" E. one hundred and twenty-nine and 98/100 (129.98) feet to a point on Providence Road now known as Main Street, the last three courses being bounded on the west by said Blackstone Street; thence S. 59° 54' 00" E. twenty-five (25) feet to a Worcester County Highway bound; thence continuing along the last mentioned course two hundred and ten and 70/100 (210.70) feet to a pipe at "Common Land" so-called, the last two courses being bounded northeasterly by said Main Street; thence S.

Property Address: 2 Blackstone Street, Mendon, Mass.

03° 34' 14" W. by said "Common Land", forty-seven and 69/100 (47.69) feet to a drill hole in concrete post; thence N. 79° 23' 58" W. along retaining wall at Old Cemetery, Town of Mendon, one hundred and thirty-seven and 45/100 (137.45) feet to a drill hole; thence S. 25° 53' 33" W. by said Cemetery land forty-five and 09/100 (45.09) feet to a drill hole; thence S. 29° 02' 53" W. by said Cemetery eleven and 26/100 (11.26) feet to a drill hole; thence S. 15° 45' 29" W. by said Cemetery ninety-three and 08/100 (93.08) feet by said Cemetery to a drill hole; thence S. 08° 29' 43" W. by said Cemetery fifty-four and 48/100 (54.48) feet to a drill hole at land of said Mary E. Taylor; thence N. 87° 06' 50" W. by said land of Mary E. Taylor ninety-four and 57/100 (94.57) feet to the point of beginning.

Said parcel contains 37,678 ± square feet. For grantors' title, reference may be made to the Will of Shelley D. Vincent III, duly probated and allowed by the Worcester County Probate and Family Court, Docket No. 97P0430EP1. See also Deed of Merton F. Barrows to said Shelley D. Vincent III dated May 3, 1973, and recorded with Worcester District Registry of Deeds in Book 5336, Page 383.

See Death Certificate of Gilbert Kahn, Jr. recorded with said Deeds herewith in Book 59257, Page 288.

See Acceptance by Trustee of Lisa G. Vincent recorded with said Deeds in Book 22829, Page 291.

See Acceptance by Trustee of The Milford National Bank and Trust Company recorded with said Deeds in Book 22829, Page 293.

See Acceptance by Trustee of Shelley D. Vincent IV recorded with said Deeds herewith in Book 59257, Page 289.

The Trustees certify that the trust is in full force and effect, and that the Trustees have full power and authority to convey.

EXECUTED AS A SEALED INSTRUMENT this 9th day of August, 2018.

The Milford National Bank and Trust Company, Trustee

[Signature]
Lisa Vincent Taylor (formerly known as Lisa G. Vincent), Trustee

by: [Signature]
Scott Scales, its Vice President, duly authorized

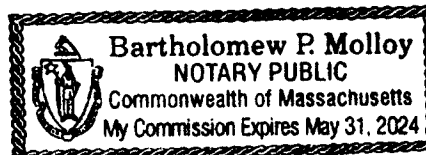
[Signature]
Shelley D. Vincent IV, Trustee

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 9th day of August, 2018, before me, the undersigned notary public, personally appeared, Lisa Vincent Taylor (formerly known as Lisa G. Vincent) proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission Expires:



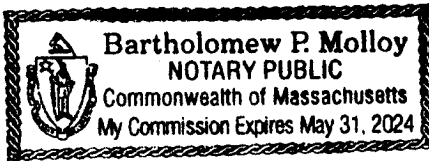
COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 9th day of August, 2018, before me, the undersigned notary public, personally appeared, Shelley D. Vincent IV proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Bartholomew P. Molloy

Notary Public
My Commission Expires:



COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this 9th day of August, 2018, before me, the undersigned notary public, personally appeared, Scott Scales, Vice President proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, by and for The Milford National Bank and Trust Company, Trustee, as its duly authorized Vice President.

Bartholomew P. Molloy

Notary Public
My Commission Expires:

