

2018 00029097  
 Bk: 58599 Pg: 185  
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MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 03/29/2018 12:43 PM  
 Ctrl# 180259 09496 Doc# 00029097  
 Fee: \$925.68 Cons: \$202,657.00

Return recorded deed to:  
 Vendor Connect LLC, 4201 Cypress Creek Pkwy, Ste 310, Houston, TX 77068  
 Send tax notice to:  
 Elena J. Curran, 25 Kinsley Lane, Mendon MA 01756  
 Prepared by:  
 Daniel Ruggiero c/o Vendor Connect LLC, 4201 Cypress Creek Pkwy, Ste 310, Houston, TX 77068

**QUITCLAIM DEED**

Wells Fargo Bank, N.A., as Trustee for Riverview HECM Trust 2007-1, whose address is c/o Reverse Mortgage Solutions, Inc., 14405 Walters Road, Suite 200, Houston, TX 77014 ("Grantor(s)"), grants to Elena J. Curran, whose address is 56 Water Street, Milford, MA 01757 ("Grantee(s)"), for \$202,657.00, ~~and other good and valuable consideration~~, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Worcester County, Massachusetts:

A CERTAIN PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED NEAR THE CENTRAL PART OF MENDON, ON THE SOUTHERLY SIDE OF NIPMUC POND, (SO-CALLED) BEING ALL THE SAME PREMISES CONVEYED BY ELLA G. KINSLEY, TRUSTEE, TO FRED A. GIBSON, ET AL, BY DEED DATED JUNE 27, 1900, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS, BOOK 1699, PAGE 383, AND BOUNDED IN SAID DEED AS FOLLOWS:

BEGINING AT A STAKE AND STONES THAT IS SITUATED S. 43°10' E., 60.5 FEET FROM A DRILL HOLE IN A LARGE ROCK AT CORNER OF LAND OF E.F. LILLEY,  
 THENCE S. 17° E., 51 FEET TO A STAKE AND STONES;  
 THENCE S. 11° W., 41.5 FEET TO A STAKE AND STONES;  
 THENCE N. 75 1/2° W., 127 FEET TO NIPMUC POND;  
 THENCE ON SAID POND TO A MAPLE TREE; AND  
 THENCE N. 79 1/2° E., 114 FEET TO PLACE OF BEGINNING.

TOGETHER WITH THE RIGHT OF PASSING AND REPASSING OVER THE GRANTORS OTHER LAND FROM THE HIGHWAY TO SAID GRANTED PREMISES AND OVER THE SAME ROUTE AS WAS GRANTED TO DWIGHT RUSSELL ET AL IN DEED FROM ELIZABETH W. TAFT RECORDED WITH WORCESTER DISTRICT DEEDS, BOOK 1102, PAGE 3.

ALSO THAT THE GATE FROM THE PUBLIC HIGHWAY SHALL BE KEPT CLOSED, AND THAT THE GRANTEES, THEIR HEIRS AND ASSIGNS SHALL ERECT, AND FOREVER MAINTAIN A SUITABLE FENCE AROUND THE GRANTED PREMISES.

Being the same property conveyed to Grantor(s) by instrument recorded on 1/25/2018 at Book 58360 Page 116 in the records of Worcester County, Massachusetts.

MA-  
 25 KINSLEY LANE, MENDON,

3

Commonly known as 25 Kinsley Lane, Mendon MA 01756. This address is provided for informational purposes only.

***Subject to*** all easements, rights-of-ways, covenants, restrictions and public roads of record.

Grantor, for himself, his administrators and successors, covenants with Grantee(s), his/her/their heirs, successors and assigns, that the granted premises are free from all encumbrances made by the Grantor, and that he will, and his heirs, executors, administrators and successors shall, warrant and defend the same to the grantee and his heirs, successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

[Signature Page Follows]

File 1041864

**Signatures.** Grantor signs this Deed as of the date at the top of the first page. This Deed is signed and attested by Grantor's proper officer and its corporate seal is affixed.

Witnessed or Attested by:

GRANTOR:

w1

[Signature]

Linda Atkinson

Wells Fargo Bank, N.A., as Trustee for Riverview HECM Trust 2007-1

By: [Signature] Reverse Mortgage Solutions, Inc., Attorney in Fact

PA

Bk. 57921-369

Xochitl Martinez, Assistant Vice President

By: \_\_\_\_\_

Its: \_\_\_\_\_

**ACKNOWLEDGMENT**

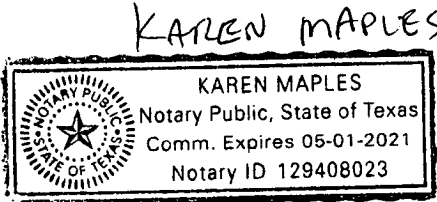
STATE OF TX )  
 )  
COUNTY OF Harris )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Xochitl Martinez, the AVP of Reverse Mortgage Solutions, Inc., as attorney in fact for Wells Fargo Bank, N.A., as Trustee for Riverview HECM Trust 2007-1, known to me (or proved to me on the oath of \_\_\_\_\_ or through TXDL (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 19 day of March 2018.

Karen Maples  
Notary Public

My Commission Expires: May 1, 2021



The preparer has not had any contact with the parties, and did not provide legal advice to either party. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. For any questions regarding this deed, please contact: Vendor Connect LLC, 4201 Cypress Creek Pkwy, Ste 310, Houston, TX 77068