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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/29/2018 01:05 PM
Ctrl# 186751 02647 Doc# 00091003
Fee: \$1,368.00 Cons: \$300,000.00

Quitclaim Deed

I, Robert F. Calnan, Trustee of the 27 Lakefront Realty Trust u/d/t dated November 21, 2011, as evidenced by a Trustee Certificate recorded with the Worcester County Registry of Deeds at Book 48147, Page 123, of 7 Molloy Street, Watertown, MA, in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00) GRANT TO** Peter Rossini, of 153 Main Street, Medway, MA 02053

With **QUITCLAIM COVENANTS**

A certain tract or parcel of land situated near the central part of Mendon, on the shore of Nipmuc Pond (so called) and bounded and described as follows:

BEGINNING at a stake and stones on the shore or said Nipmuc Pond at land of Gibson and Tilden, now or formerly;

- THENCE S. 75 ½ ° E. 127 feet to a stake and stones;
- THENCE S. 17 ¼ ° W. 50 ½ feet to a maple tree;
- THENCE S. 25 ¼ ° W. 33 ½ feet to a chestnut tree;
- THENCE S. 32 ¼ ° W. 45 ½ feet to a stake and stones;
- THENCE S. 57 ¾ ° W. 115 feet to a stake and stones on the shore of Nipmuc Pond;

THENCE on said Pond to the PLACE OF BEGINNING.

With the right to pass and re-pass with teams or otherwise, over the land now or formerly of Norry Miett from the highway to Point Pleasant over the same way as granted to Dwight Russell by deed of Elizabeth W. Taft, and thence over other land of Norry Miett, now or formerly, to the granted premises, as designated on plan of Henry W. Gaskill to be recorded with Worcester District Deeds. This conveyance is made upon the condition that grantee shall keep gate at highway closed, and erect and forever maintain a suitable fence wherever the granted premises abuts other land of Norry Miett, now or formerly.

Grantor hereby releases all rights of homestead and acknowledges that no other persons are entitled to an existing estate of homestead.

Being a portion of the property conveyed to grantor by deed dated October 26, 2011 and recorded in the Worcester County Registry of Deeds at Book 48147, Page 125.

Property Address: 27 Kinsley Lane, Mendon, MA 01756

Executed as a sealed instrument this 28 day of August, 2018.

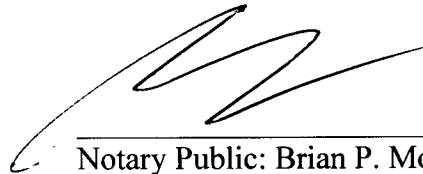


Robert F. Calnan, Trustee
27 Lakefront Realty Trust

Commonwealth of Massachusetts

Worcester, ss.

On this 28 day of August, 2018, before me, the undersigned notary public, personally appeared Robert F. Calnan, Trustee of the 27 Lakefront Realty Trust, the above-named and proved to me through satisfactory evidence of identification being MA ID, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.



Notary Public: Brian P. Moran, Esquire
My Commission Expires: December 30, 2022