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2008 00105420

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Property Address: 80 Northbridge Road, Mendon, Massachusetts

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN D. LYON, II and ANN G. WATTS-LYON f/k/a ANN G. WATTS, of Mendon, County of Worcester, Commonwealth of Massachusetts,

for consideration paid and in full consideration of ONE (\$1.00) DOLLAR

grant to JOHN D. LYON II and ANN G. WATTS-LYON, Trustees of the LYON REALTY TRUST OF 2008 u/d/t dated September 16, 2008

of 80 Northbridge Road, Mendon, Massachusetts 01756

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WITH QUITCLAIM COVENANTS

A certain tract or parcel of land, with the buildings thereon, shown as Lot 2 on plan of land entitled "Plan of Land of Estate of Elliott G. Halsing in Mendon, Mass.", dated October 23, 1956, drawn by Eastman and Corbett, Inc., Civil Engineers, filed with Worcester District Deeds, Plan Book 222, Plan 65, and more particularly bounded and described as follows, to wit:

NORTHERLY by Northbridge Road as established by County Layout of 1935, according to said plan, one hundred twenty and 00/100ths (120.00) feet, and by West Hill Road, according to said plan, 44.00 feet;

WESTERLY by Lot 3 and Lot 4, according to said plan, 661 feet, more or less;

SOUTHERLY by land now or formerly of I. Taft, according to said plan, 162 feet, more or less; and

EASTERLY by Lot 1, according to said plan, 646 feet, more or less.

Return to:
Samuel, Sayward, & Baler LLC
858 Washington Street, Suite 202
Dedham MA, 02026
#8120

Said premises are conveyed together with and subject to all easements, appurtenances and rights of record insofar as the same are now in force and applicable.

Being the same premises conveyed to Grantors by deed dated August 19, 1992 and recorded with the Worcester County Registry of Deeds in Book 14594, Page 55.

WITNESS our hands and seals this 16th day of September, 2008.

John D. Lyon, II
JOHN D. LYON, II

Ann G. Watts-Lyon
ANN G. WATTS-LYON f/k/a
ANN G. WATTS


COMMONWEALTH OF MASSACHUSETTS

County of Norfolk

On this 16th day of September, 2008, before me, the undersigned notary public, personally appeared JOHN D. LYON, II and ANN G. WATTS-LYON, who are personally known to me or who proved to me through satisfactory evidence of identification, which was MA DRV Lic, to be the persons whose names are signed on the preceding document or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Suzanne R. Sayward
(official signature and seal of notary)

My commission expires:

 SUZANNE R. SAYWARD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 16, 2013