

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 12/20/2023 11:39 AM
 Ctrl# Doc# 00106369
 Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 368-7000

QUITCLAIM DEED

We, Warren D. Taft and Debra A. Taft being married of 4 Birch Street, Douglas, Worcester County, Massachusetts

for consideration paid and in full consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS

Grant to Robert Bonnell as he is the trustee of the Taft Irrevocable Trust- 2023, an unrecorded trust, u/d/t dated December 19, 2023 of 325 Sherman Farm Road, Harrisville, RI 02830

WITH QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts, located on Uxbridge Road, together with the buildings and improvements thereon and all the privileges and appurtenances thereto belonging and bounded and described as set forth on Exhibit A attached hereto and incorporated herein.

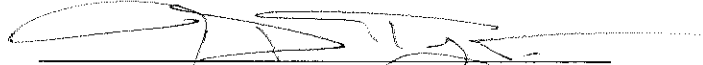
Being the same premises conveyed by that certain Deed to Warren D. Taft and Debra A. Taft recorded with the Worcester District Registry of Deeds in Book 16700, Page 325.

No title search was done in the preparation and recording of this deed.


[SIGNATURES ON FOLLOWING PAGE]

PROPERTY ADDRESS: 148 Uxbridge Road, Mendon Ma

Witness our hands and seals this 19th day of December, 2023.



Warren D. Taft

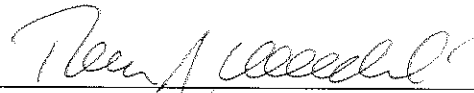


Debra A. Taft

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 19th day of December, 2023 before me, the undersigned notary public, personally appeared Warren D. Taft and Debra A. Taft proved to me through satisfactory evidence of identification, which were driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Thomas J. Wickstrom, Notary Public
My Commission Expires: 09/23/2027

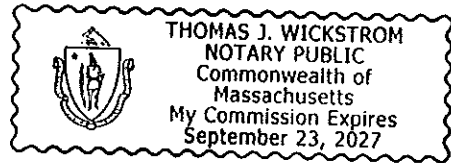


EXHIBIT A

EXHIBIT A

A parcel of land with the buildings and improvements thereon situated on the southerly side of Uxbridge Road, in the Town of Mendon, Worcester County Massachusetts containing 40,000 square feet of land and shown as Lot 4 on a "Plan of Land in Mendon Mass., owned by Daniel H. and Lois E. Taft, dated September 11, 1979 by Lavalley Brothers, Inc." and recorded in the Worcester District Registry of Deeds, Plan Book 484, Plan 67 and more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Uxbridge Road at the northeasterly corner of the parcel described herein;

THENCE south $10^{\circ} 43' 19''$ East 161.98 feet by land now of formerly of Hackenson to a point;

THENCE South $11^{\circ} 28' 17''$ West 254.26 feet by Lot 5 on said plan to a stone wall;

THENCE South $58^{\circ} 30' 00''$ West 57.11 feet along said stone wall and by land now or formerly of Cass to a point;

THENCE North $7^{\circ} 57' 19''$ West 295.00 feet along a stone wall by land now or formerly of Cass to a point;

THENCE North $78^{\circ} 00' 02''$ East 39.00 feet by land now or formerly of Nadeau to a point;

THENCE North $9^{\circ} 36' 12''$ West 124.82 feet by said Nadeau land to a point in the southerly line of Uxbridge Road, 93.81 feet to the point of beginning.