



Bk: 37146 Pg: 9 Doc: DEED
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QUITCLAIM DEED

We, John M. Fino and Richard B. Fino, Trustees of LJR Realty Trust under Declaration of Trust dated June 2, 1985, recorded with the Worcester Registry of Deeds at Book 8750, Page 13, as amended and restated of record for consideration paid and full consideration of Three Million Four Hundred Thousand and 00/100 (\$3,400,000.00) Dollars grant to Town of Mendon, a municipal corporation, of 20 Main Street, Mendon, Worcester County, Massachusetts,

With quitclaim covenants

Tract I:

Land situated in Mendon, Worcester County, Massachusetts and bounded and described as follows:

BEGINNING at a point at the intersection of North Ave., and Milford St.;

THENCE North 31° 24' 56" west 244.23 feet to a point at land, now or formerly, of Cook;

THENCE North 58° 55' 29" east 108.25 feet to a point;

THENCE North 31° 08' 02" west 166.25 feet to a point;

THENCE South 59° 56' 20" west 109.09 feet to a point on the easterly side line of North Ave.;

THENCE North 31° 24' 56" west 112.76 feet to a point at land of one Chace;

THENCE North 49° 11' 30" east 191.43 feet to a drill hole in the corner of walls;

THENCE North 34° 29' 01" west 48.18 feet to an iron pin;

THENCE North 33° 34' 24" west 66.66 feet to an iron pin;

THENCE North 33° 30' 34" west 316.24 feet to a point on the northerly side of the abandoned Boston Turnpike Road. Said point being North 34° 38' 31" east 13.48 feet distant from a drill hole in a wall;

THENCE North 35° 37' 16" east 257.50 feet to a drill hole in said wall;

THENCE North 35° 10' 27" east 218.42 feet to a drill hole in the corner of walls;

THENCE North 36° 04' 25" east 162.98 feet to a point;

Milford Street and North Avenue, Mendon, Massachusetts

Mail: Stanley L. Weinberg, Esq.
Collins + Weinberg
47 Memorial Drive
Shrewsbury, Ma. 01545

WORCESTER COUNTY
ABSTRACT COMPANY
ORDER NO. S 3221

- THENCE North 03° 30' 29" west 6.68 feet to a drill hole in the wall;
- THENCE North 33° 24' 05" east 11.40 feet to a drill hole in the wall;
- THENCE North 35° 41' 36" east 175.20 feet to a drill hole set in the wall;
- THENCE North 35° 53' 11" east 15.62 feet to a drill hole set in the wall;
- THENCE North 34° 15' 28" east 157.10 feet to a drill hole set in the wall;
- THENCE North 32° 27' 04" east 208.59 feet to a drill hole;
- THENCE North 31° 37' 18" east 212.84 feet to a drill hole in the corner of walls;
- The last two courses by land now or formerly of Svedine and Land now or formerly of James P. Carty;
- THENCE North 32° 21' 40" east 49.58 feet to the center of Muddy Brook;
- THENCE Southeasterly along the centerline of the Muddy Brook to the Northwesterly sideline of Milford Street;
- THENCE South 37° 34' 13" west 61.04 feet to a Mass. Highway Bound;
- THENCE By a curve to the left having radius of 2540.00 feet for a length of 158.48 feet to a Mass. Highway Bound;
- THENCE South 33° 59' 36" west 366.53 feet to a point at land of Biggs;
- THENCE North 39° 45' 17" west 163.26 feet to a drill hole in the corner of walls;
- THENCE South 34° 09' 59" west 337.06 feet to a drill hole in the corner of walls;
- THENCE South 41° 38' 01" east 159.10 feet to a point on the northwesterly side of Milford Street;
- THENCE By a curve to the right having a radius of 3460.00 feet for a distance of 73.99 feet to a point;
- THENCE South 37° 51' 45" west 742.69 feet to a point;
- THENCE South 52° 08' 14" east 10.00 feet;
- THENCE By a curve to the right having a radius of 1770.00 feet for a distance of 177.79 feet to the point of beginning;

Containing 32.31 acres of land and being shown on a plan entitled "LAND OF THE HEIRS OF MARY TAFT IN MENDON MASS. SCALE 1"=100' DATED MARCH 7, 1985 BY ANDREWS SURVEY & ENGINEERING, INC. UXBRIDGE, MASS." recorded with the Worcester District Registry of Deeds in Plan Book 536, Plan 13.

Tract II:

Said conveyance also includes the land situated in Mendon, Worcester County, Massachusetts, consisting of two parcels of land bounded and described as hereinafter set forth:

Parcel 1:

Being the first tract conveyed by deed from Charlotte A. Snow et al to George M. Taft dated April 16, 1910, and recorded in Worcester District Registry of Deeds in Book, 1931, Page 5. Said first tract has farm buildings thereon and comprise the homestead farm of Edward Dudley, is situated on the northerly side of the road leading from Mendon to Milford and the easterly side of the road leading from Mendon to Upton, and is bounded and described as follows:

BEGINNING at the southwesterly corner of the premises, at the junction of said roads;

THENCE running northerly with said Upton Road to land formerly of Liberty Freeman, at a fence;

THENCE easterly with said land and fence, about 120 feet to a corner;

THENCE northerly with said land and fence about 162 feet to a corner;

THENCE westerly with said land and fence, about 120 feet to said Upton Road;

THENCE by and with said road, northerly to a wall at Post Lane;

THENCE with said wall, on the southerly side of said Post Lane, N. 43-1/4° E. 56 rods and 15 links, N. 47° E. 2 rods and 13 links; N. 41° E. 40 rods; N. 32° E. 8 rods; N. 26° E. 16 rods and 13 links; N. 18 2/3° E. 3 rods and 10 links; N. 9° E. 6 rods; N. 35 1/4° E. 11 rods and 10 links;

THENCE leaving said Post Lane and running S. 74° E. 8 rods and 15 links; S. 55 1/2° East 12 rods; S. 60 1/3° E. 13 rods and 12 links; S. 88 1/2° E. 21 rods'

THENCE southeasterly about 19 rods to the road from Mendon to Milford, the last line or all or a part of the preceding lines bounding on land now or formerly of the heirs of Hiram A. Barney;

THENCE with said Mendon and Milford Roads, westerly across Muddy Brook, until it comes to a corner of wall at land formerly of Francis F. Taft, and now or formerly of one Clark;

THENCE northerly with a wall to a corner, westerly with wall to a corner, and southerly with wall to said road;

THENCE still westerly by and with said road to the place of beginning.

Parcel 2:

Land, with the buildings thereon, situated on the easterly side of North Avenue in said Mendon consisting of 24 acres, more or less, and bounded and described as follows:

BEGINNING at a corner of the wall on the easterly side of Northern Avenue and on the northerly side of Post Lane, so-called, at land now or formerly of Lora E. Williams;

THENCE easterly with a wall 97.72 rods to a corner near Muddy Brook;

THENCE northerly with a wall 14.32 rods to the "Old Dam";

THENCE easterly with said Old Dam 3.20 rods crossing Muddy Brook to a corner of walls;

THENCE northerly with the wall and fence 58.48 rods to a stake and stones at the end of the wall, bounding this far on land of Lora E. Williams, now or formerly;

THENCE with land now or formerly of Anna A. Hastings N. 77° 30' E. 33.60 rods to a stake and stones at the north end of a wall;

THENCE N. 88° 17' E. 40.16 rods to a stake and stones at land formerly owned by Lewis H. Barney;

THENCE by said Barney's land S. 25°43' E. 33.70 rods to a stake in the wall at Post Lane;

THENCE still with said Barney's land and with a wall S. 47° 43' E. 36.8 rods to end of wall;

THENCE same course 7 rods to a stake and stones at land formerly of Hastings;

THENCE by land of said Hastings S. 44° 15' W. 8 rods to the southerly end of a wall at land now or formerly of Clearance A. Taft;

THENCE by the wall and said Taft's land Northwesterly to the Southerly side of Post Lane;

THENCE westerly by the wall and said Taft's land and land now or formerly of Walter F. Durgin 143 rods to North Avenue.

THENCE northerly on said Avenue 3.76 rods to the place of beginning.

EXCEPTING and excluding therefrom that portion of the described premises containing one acre more or less previously conveyed by deed from Mary E. Taft to Ralph Coffin and Ralph W. Coffin, Jr. dated August 2, 1941 and recorded with said Deeds in Book 2831, Pages 394-395.

Tract III:

Said conveyance also includes a certain tract or parcel of land, situated on the northerly side of Milford Street, formerly called the road leading from Milford to Mendon, in said Mendon, and being more particularly described as follows, to wit:-

Beginning at the southwesterly corner of the granted premises on said Street, thence N. 32 1/2° W. by a stone wall and land of one Taft 10 rods 7 links; thence N. 42 1/2° E. by a stone wall and land of said Taft 20 rods 5 links; thence S. 31 1/2° E. by a stone wall and said Taft land 10 rods to the Northerly side of said Street and thence S. 42 1/2° W. by said Street 20 rods to the place of beginning.

Said premises are conveyed subject to a taking by the Commonwealth of Massachusetts for highway location which Instrument of Taking is recorded with Worcester District Deeds, Book 3230, Page 238.

Excepting further from the above described Tract II, Parcels 1 and 2, the following:

- 1) premises conveyed to Edward T. Power by deed dated May 5, 1914 and recorded with said deeds in Book 2053, Page 39;
- 2) premises conveyed to Walter F. Durgin by deed dated May 5, 1914 and recorded with said Deeds in Book 2055, Page 6;
- 3) premises conveyed to Worcester Suburban Electric Co. by deed dated February 2, 1949 and recorded with said Deeds in Book 3172, Page 376;
- 4) premises affected by Commonwealth of Massachusetts highway taking dated December 20, 1949 and recorded with said Deeds in Book 3230, Page 238;
- 5) premises affected by Commonwealth of Massachusetts highway taking dated February 24, 1951 and recorded with said Deeds in Book 3326, Page 231;
- 6) premises described as parcel 5 in plan of Henry W. Gaskill, C.E., as further described in deed recorded with said Deeds in Book 2282, Page 228;

- 7) premises conveyed to Town of Mendon by deed dated May 16, 1938 and recorded with said Deeds in Book 2723, Page 443;
- 8) premises conveyed to Ralph W. Coffin et al dated August 2, 1941 and recorded with said Deeds in Book 2831, Page 394;

The above described Parcels 1 and 2 are subject to the following:

- 1) taking by the Commonwealth of Massachusetts for highway purposes dated July 5, 1922 and recorded with said Deeds in Book 2274, Page 366;
- 2) rights granted to New England Power Company by document dated August 20, 1924 and recorded with said Deeds in Book 2345, Page 145;
- 3) rights granted to New England Power Construction Co. by documents dated August 13, 1929 and recorded with said Deeds in Book 2504, Page 357, Book 2504, Page 374, and Book 2504, Page 391, respectively;
- 4) rights granted to New England Power Construction Co. by document dated May 1, 1929 and recorded with said Deeds in Book 2494, Page 522;
- 5) reservation of drain rights by Lunette R. Danforth as set forth in deed recorded with said Deeds in Book 2730, Page 19.

EXCEPTING further from the above described premises a parcel of land with the buildings thereon containing more or less 2.0677 acres, in the Commonwealth of Massachusetts, County of Worcester, Town of Mendon at the intersection of the easterly sideline of North Avenue with the northwesterly sideline of Milford Street owned by LJR Realty Trust and as shown as Lot 1 on a plan by Cullinan Engineering Co., Inc. titled "Plan of Property – Mendon, MA" and dated April 22, 2005, recorded at Plan Book _____, Page _____, bounded and described as follows:

Beginning at a point on the easterly sideline of North Avenue at the most northwesterly corner of the lot to be described; said point also being the most southwesterly corner of land now or formerly of O'Donnell;

THENCE along land now or formerly of O'Donnell the following two (2) courses;

N 58° 55' 29" E, a distance of 108.25 feet to a point;

AND N 31° 08' 02" W, a distance of 93.41 feet to a point at remaining land now or formerly of LJR Realty Trust;

THENCE along remaining land now or formerly of LJR Realty Trust the following two (2) courses;

N 37° 51' 45" E, a distance of 200.99 feet to a point;

AND S 44° 27' 03" E, a distance of 278.15 feet to a point on the northwesterly sideline of Milford Street;

THENCE along said northwesterly sideline of Milford Street the following three (3) courses;

S 37° 51' 45" W, a distance of 207.21 feet to a point;

S 52° 08' 14" E, a distance of 10.00 feet to a point of curvature;

AND in a southwesterly direction by a curve to the right having a radius of 1770.00 feet, an arc distance of 177.79 feet to a point of intersection with the easterly sideline of North Avenue;

THENCE N 31° 24' 56" W, along the easterly sideline of North Avenue a distance of 244.23 feet to the Point of Beginning;

For our title see deed of Jesse A. Taft, Trustee pursuant to Petition for Sale of Real Estate Subject to Remainder Estate of Mary E. Taft, which deed is dated June 4, 1985 and recorded at the Worcester South Registry of Deeds at Book 8750, Page 20, deed of Jesse A. Taft, Robert Taft, Emma M. Barrows, Daniel H. Taft, Mildred A. Goss, and Helen A. Congdon, which deed is dated June 4, 1985 and recorded at said Registry at Book 8750, Page 23, deed of Jesse A. Taft, Trustee pursuant to Petition for Sale of Real Estate Subject to Remainder Estate of Mary E. Taft, which deed is dated November 19, 1985 and recorded at said Registry at Book 9206, Page 341, deed of Jesse A. Taft, Robert Taft, Emma M. Barrows, Daniel H. Taft, Mildred A. Goss, and Helen A. Congdon, which deed is dated November 19, 1985 and recorded at said Registry at Book 9206, Page 348, and deed of Charles G. Bagg, which deed is dated June 28, 1999 and recorded at said Registry at Book 21605, Page 272. See also Deed recorded at said Registry at Book 21605, Page 273.

Except for the 2.0677 acres shown on Plan Book 830, Plan 80 no new bounds are being created by this deed.

Witness our hand and seal this 9th day of August, 2005.

John M. Fino
John M. Fino, Trustee

Richard B. Fino
Richard B. Fino, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

9th, August, 2005

On this 9th day of August, 2005, before me, the undersigned notary public, personally appeared John M. Fino and Richard B. Fino, proved to me through satisfactory evidence of identification, which was/were Mass. driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief, and that they signed it voluntarily for its stated purpose.

Denise Coolidge
Notary Public:
My Commission Expires:



DENISE COOLIDGE
NOTARY PUBLIC
COMMONWEALTH of MASSACHUSETTS
MY COMMISSION EXPIRES
APRIL 24, 2009

ATTEST: WORC. Anthony J. Vigliotti, Register