

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: 04/13/2017 11:33 AM
Ctrl# 166622 18069 Doc# 00036907
Fee: \$273.60 Cons: \$60,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Quitclaim Deed

I, Grace M. Travis being unmarried of Milford, MA

In consideration of Sixty Thousand Dollars (\$60,000.00 Dollars)

grant to **North Pond LLP**, a Massachusetts limited liability partnership

of 10 Mowry Street, Mendon, Worcester County, MA 01756

With **quitclaim covenants**

A certain parcel of land situated in Mendon, Massachusetts and located on the westerly side of Washington Street, formerly know as Birch Alley, being shown on a Plan entitled "Town of Mendon, Mass. Land of Willard E. and Ruth Kinnecome, dated August 27, 1966 by John R. Andrews, Jr., Surveyor," recorded in Plan Book 303 Plan 111.

and bounded and described as follows:

BEGINNING at a point on the westerly side of Washington Street at land of William E. Garrett et ux, said point being N. 28° 00' W. seventy (70) feet from a drill hole in a wall at land now or formerly of Congdon, this being the southeasterly corner of the premises:

THENCE N. 28° 00' W. one hundred fifty (150) feet by the westerly side of Washington Street and said stone wall to other land of now or formerly of Kinnecome

THENCE S. 68° 47' W. five hundred twelve and sixty-two (512.62) hundredths feet by Willard E. Kinnecome and Ruth A. Kinnecome' land now or formerly of Kinnecome to an iron pipe at land now or formerly of Lyman E. Wheeler:

THENCE S. 1° 30' W. one hundred ninety-one and thirty-eight (191.38) hundredths feet by said land now or formerly of Lyman E. Wheeler to land of William E. Garrett et ux:

THENCE N. 66° 10' E. six hundred four and sixty-eight (604.68) hundredths feet by said land of William E. Garrett et ux to the place of beginning:

CONTAINING ninety thousand four hundred ninety-two (90,492) square feet of land more or less.

The grantor certifies that she is unmarried and that there are no other persons entitled to the protection of the homestead act.

BEING part of the same premises conveyed to the Willard E. Kinnecome and Ruth A Kinnecome by deed of Joseph Randor et ux by deed dated August 10, 1944 and recorded in Worcester District Registry of Deeds Book 2927 Page 369.

Property Address: Washington Street, Mendon, MA

Being the same premises conveyed to the grantor herein by deed of William F. Travis and Grace M. Travis of 25 Beach Street, Milford, Massachusetts, dated August 4, 2015 and recorded in the Worcester Registry of Deeds in Book 54226, Page 57. William F. Travis died March 28, 2017 late of Milford, Massachusetts.

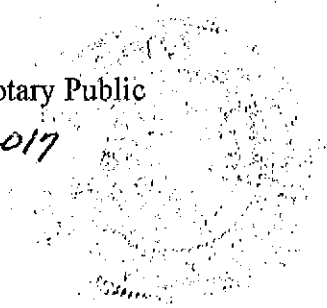
Witness my hand and seal this 10th day of April, 2017.

Grace M. Travis
Grace M. Travis

Worcester, ss. Commonwealth of Massachusetts

On this 10th day of April, 2017 before me, the undersigned notary public, personally appeared Grace M. Travis, who is personally known to me/ X or provide to me through satisfactory evidence of identification, which was DRIVER'S LICENSE (license, passport, etc.), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Joseph F. Lanza
Joseph F. Lanza, Notary Public
My commission expires: 5/19/2017



ATTEST: WORC Anthony J. Vigliotti, Register