



NELSON & O'CONNELL
TITLE COMPANY, INC.

22,574

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/23/2009 03:49 PM
Ctrl# 090534 18124 Doc# 00151602
Fee: \$1,368.00 Cons: \$300,000.00

QUITCLAIM DEED

I, Genevieve E. Gardner, of Lamoine, Maine, Individually, and WE, GENEVIEVE E. GARDNER, of Lamoine, Maine, SUSAN MCNEAL, of Westly Chapel, Florida, and STEPHEN S. GARDNER, of Lamoine, Maine, as CO-TRUSTEES OF GENEVIEVE GARDNER REVOCABLE TRUST under a Declaration of Trust dated June 10, 1992 and recorded Book 14307, Page 381, for consideration of Three Hundred Thousand and No/100 (\$300,000.00) grant to JOHN McCARTHY and SHANNON McCARTHY, TRUSTEES OF THE GREENHOUSE REAL ESTATE TRUST, u/d/t dated December 23, 2009, recorded with the Worcester South District Registry of Deeds herewith, in Book 45274, Page 30, having an address of Barrows Road, Mendon, Worcester County, Massachusetts 01756, with quitclaim covenants four parcels of the land with the buildings located thereon on the westerly side of a Massachusetts Highway known and numbered as Route 140 and also known as Cape Road and previously known as Bates Street in Mendon, Worcester County, Massachusetts, bounded and described as follows:

PARCEL # 1

BEGINNING at the westerly side of Route 140;

THENCE Westerly South two (S. 2°) degrees, East forty-four and eighty-one hundredths (E. 44.81') feet to a stake at other land of grantor;

THENCE North eighty-five(N. 85°) degrees, fifty minutes west (W. 50) along grantor's land five hundred eighty-four and eighty-two hundredths (584.82') feet to a stake at land of grantor and land now or formerly of one Phillips;

THENCE North five (N. 5°) degrees, East thirty-four minutes (E. 34) ninety-four and ninety-seven hundredths (94.97') feet to a stake;

THENCE from said stake and along other land now or formerly of said Phillips, South eighty-four (S. 84°) degrees East forty-six minutes (E. 46) five hundred seventy-three and five tenths (573.50') feet to a stake at a corner of land of said Phillips and the westerly line of said highway;

THENCE Southerly in an arc by the westerly line of highway, thirty-nine and ninety-three hundredths (39.93') feet to the point of BEGINNING.

3-5 Cape Road, Mendon, MA

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PARCEL # 2

BEGINNING at the southeasterly corner of land granted by George W. Gardner and Nettie P. Gardner to Stanley Gardner and Genevieve E. Gardner by deed dated September 27, 1951, recorded with the Worcester District Registry of Deeds in Book 3372, Page 598, which is at a point of forty-four and eighty-one hundredths (44.81') feet from a Massachusetts highway now numbered as Route 140 bound at the western side thereof;

THENCE on the westerly side of South two (S. 2°) degrees East zero minutes (E. 0), twenty-five (25') feet to a stake;

THENCE North eighty-five (N. 85°) degrees West fifty minutes (W. 50), one hundred (100') feet with the land of grantor to a second stake;

THENCE North two (N. 2°) degrees West zero minutes (W. 0), twenty-five (25') feet still along land of grantor to the southerly line of Parcel # 1;

THENCE along said line on a course South eighty-five (S. 85°) degrees East fifty minutes (E. 50), one hundred (100') feet to the point of BEGINNING.

Said parcel containing 0.057 acres, more or less, and being a part of the premises conveyed to George W. Gardner and Nettie P. Gardner by Deed of Frank R. Phillips, dated September 8, 1947, and recorded with the Worcester District Registry of Deeds in Book 3083, Page 305.

Parcel # 3

BEGINNING at a stake at the southeasterly corner of the granted premises, said point being one hundred (100') feet North eighty-five (N. 85°) West fifty minutes (W. 50) from the westerly line of Cape Road, and also being the southeasterly corner of land previously granted to grantor and the late Stanley Gardner by Deed dated July 5, 1952, and recorded with the Worcester District Registry of Deeds in Book 3455, Page 349;

THENCE North eighty-five (N. 85°) West fifty minutes (W. 50), one hundred (100') feet to a stake;

THENCE North two (N. 2°) degrees West zero minutes (W. 0), twenty-five (25') feet to other land of the grantor; said last two lines bounding on other land of the grantor;

THENCE South eighty-five (S. 85°) East fifty minutes (E. 50) along said other land of grantor, one hundred (100') feet to the previously granted premises first mentioned;

THENCE South two (S. 2°) degrees East zero minutes (E. 0) by the previously granted premises first mentioned, twenty-five (25') feet to the point of BEGINNING.

Being a portion of those premises conveyed to George W. Gardner and Nettie P. Gardner by Deed of Frank R. Phillips, dated September 8, 1947, and recorded with said Deeds, Book 3083, Page 305.

PARCEL # 4

And another tract of land being the same premises conveyed in Book 7498, Page 330, recorded in with the Worcester Registry of Deeds more particularly bounded and described as follows:

BEGINNING at a point at other land of Rene T. and Nettie P. Morel, said point being the southeast corner of the land herein described;

THENCE S. 79° 30' 48" W., 387.59 feet to a steel survey marker at land now or formerly of Theodore Cohen, Trustee of H2O Trust;

THENCE N. 09° 28' 57" W., 24.86 feet to a point at land now of formerly of Stanley and Genevieve E. Gardner;

THENCE N. 79° 30' 48" E., 384.46 feet to a point;

THENCE S. 16° 39' 12" E., 25.00 feet to the point of beginning; the last two courses being bounded by land now or formerly of said Gardner.

Said tract contains an area of 9,593 square feet more or less.

Said Parcel 4 being the same premises conveyed to Stanley Gardner and Genevieve E. Gardner by Deed of Rene T. Morel and Nettie P. Morel, dated June 11, 1982 and recorded with the Worcester Registry of Deeds in Book 7498, Page 330. See Death Certificate of Stanley Gardner recorded herewith.

This conveyance creates no new boundaries

Parcels #1, #2, and #3

All three parcels being the same premises conveyed to Genevieve Gardner and Cynthia Tuttle, as Co-Trustees of Genevieve Gardner Revocable Trust by Deed of Genevieve E. Gardner, a/k/a Genevieve Gardner dated June 10, 1992, and recorded with the Worcester Registry of Deeds in Book 14607, Page 389. Witness our hand and seal this September 29, 2009 effective as of December 23, 2009

Stephen S. Gardner
Stephen S. Gardner, Co-Trustee of
Genevieve Gardner Revocable Trust

Genevieve E. Gardner
Genevieve E. Gardner, Co-Trustee of
Genevieve Gardner Revocable Trust, and individually

Susan McNeal
Susan McNeal, Co-Trustee of
Genevieve Gardner Revocable Trust

STATE OF MAINE

Hancock, ss

On this 29th day SEPTEMBER, 2009, before me, the undersigned notary public, personally appeared Genevieve E. Gardner, proved to me through satisfactory evidence of identification, which known to me 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.

Stuart Marckoon
Official signature and seal of Notary
My Commission Expires:

STUART MARCKOON
Notary Public, Maine
My Commission Expires June 10, 2014

STATE OF MAINE

Hancock, ss

On this 29th day of SEPTEMBER, 2009, before me, the undersigned notary public, personally appeared Stephen S. Gardner, proved to me through satisfactory evidence of identification, which known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Stuart Marckoon
Official signature and seal of Notary
My Commission Expires:

STUART MARCKOON
Notary Public, Maine
My Commission Expires June 10, 2014

STATE OF FLORIDA

_____, ss

On this 25 day of September, 2009, before me, the undersigned notary public, personally appeared Susan McNeal, proved to me through satisfactory evidence of identification, which proved 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.

Amaryllis De Jesus
Official signature and seal of Notary
My Commission Expires:

