



2014 00069133

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MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 07/31/2014 10:27 AM

Ctrl# 133447 16909 Doc# 00069133

Fee: \$570.00 Cons: \$125,000.00

QUITCLAIM DEED

WE, NICHOLAS J. DILEGGE and JOY J. DILEGGE, Trustees of the N.J.W. REALTY TRUST, u/d/t dated September 1, 1982, and recorded with the Worcester District Registry of Deeds in Book 7564, Page 198, of Mendon, Worcester County, Massachusetts,

for the full consideration paid of: ONE HUNDRED TWENTY-FIVE THOUSAND and 00/100 (\$125,000.00) DOLLARS

grants to: NORTH POND, L.L.P., a duly organized Massachusetts limited liability company with a principal place of business at 2 Stymast Drive in said Mendon, Worcester County, Massachusetts

With Quitclaim Covenants:

The land together with the buildings thereon in Mendon, Worcester County, Massachusetts, being bounded and described as follows: -

BEGINNING at a drill hole in a stone in a wall on the southerly side of Mowry Street at land of Agnes Thayer, this being the northeasterly corner of the premises;

THENCE N. 73° W., two hundred and five and seven tenths (205.7) feet by said wall and the southerly side of Mowry Street;

THENCE N. 60° 50' W., fifty and six tenths (50.6) feet;

THENCE N. 41° 20' W., fifty-one and seven tenths (51.7) feet, the last two courses also being the southerly side of Mowry Street, to land now or formerly of Arthur Wiersma;

Property Address: 10 Mowry Street, Mendon, MA 01756

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THENCE S. 46° 32' W., two hundred twenty-one and five tenths (221.5) feet by a wall and land of said Weirsma to a corner of walls;

THENCE S. 12° 48' E., three hundred seventy-one and two tenths (371.2) feet by said wall and said Weirsma land to a corner of walls;

THENCE N. 73° 40' E., three hundred thirty-three and one tenth (333.1) feet by said wall and said Weirsma land to a corner of walls at land of Agnes Thayer;

THENCE N. 5° 50' E., by said wall and said land of Agnes Thayer, three hundred (300) feet to the place of beginning.

Containing three and five tenths (3.5) acres, more or less.


There is excepted from the above-described premises so much thereof as has been conveyed by Deed of George Daige, Jr., et ux to Mary F. Lynch, dated December 7, 1965, recorded with Worcester District Deeds, Book 4627, Page 95.

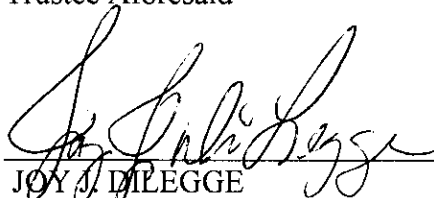
Being all of the same premises conveyed to the said Nicholas J. DiLegge and Joy J. DiLegge by deed of Albert E. LeMarbre et ux, dated December 19, 1977, and recorded with said Worcester Deeds in Book 6368, Page 272. See also deed dated September 1, 1982, and recorded with said Deeds in Book 8006, Page 320.

Grantors hereby release any and all homestead rights in the premises by this conveyance.

The undersigned hereby covenant that they are the present Trustees of the N.J. W. Realty Trust, that they are duly authorized by all of the beneficiaries of the said Trust, all of whom are of legal age, to execute and deliver this deed and that said Trust remains in present effect and has not been altered, terminated, amended or revoked.

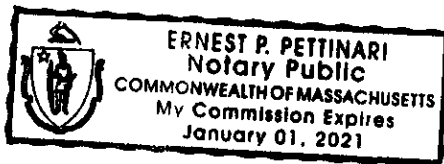
Witness my hand and seals, this 30th day of July, 2014.


NICHOLAS J. DILEGGE
Trustee Aforesaid



JOY J. DILEGGE
Trustee Aforesaid

COMMONWEALTH OF MASSACHUSETTS)
County of Worcester) SS.

On this the 30th day of July, 2014, before me, Ernest P. Pettinari, the undersigned Notary Public, personally appeared Nicholas J. DiLegge and Joy J. DiLegge, Trustees aforesaid, proved to me through satisfactory evidence of identity, which was my personal knowledge, to be the persons whose names are signed on the preceding document and acknowledged that they signed it voluntarily for its stated purpose.



(Seal)


Ernest P. Pettinari, Notary Public
My Commission Expires: 01/01/2021

ATTEST: WORC. Anthony J. Vigliotti, Register