

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: 11/02/2018 12:18 PM
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Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

Quitclaim Deed

We, **STANLEY B. ROGERS** and **MARILYN C. ROGERS**, husband and wife, of Mendon, Worcester County, Massachusetts

in consideration of **LESS THAN ONE HUNDRED DOLLARS (\$100.00)**, paid

grant(s) to **JAMES E. ROGERS, SHERRY M. RHODES, and TRACY J. CONSIGLI**, as **TRUSTEES of the M AND S ROGERS FAMILY TRUST**, established under an unrecorded Declaration of Trust dated November 9th, 2018 and as evidenced by Certificate of Trustees recorded herewith in Worcester District Registry of Deeds and having a mailing address of 110 North Avenue, Mendon, Worcester County, Massachusetts 01756

with *Quitclaim Covenants*

A certain tract or parcel of land, with the buildings and improvements thereon, situated on the Westerly side of North Avenue in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

BEGINNING at a tack in the root of a maple tree in the Westerly line of said Avenue and at land of one Davenport, said point being 4.02 feet S. 31° 08' 55" E. from a Worcester County Highway bound,

THENCE S. 31° 08' 55" E. by the Westerly location line of said Avenue, 150.00 feet to a stake, which stake is 135.36 feet N. 31° 08' 55" W. from a Worcester County Highway bound;

THENCE S. 58° 51' 05" W. by land now or formerly of Edward C. Goss, 200.00 feet to a stake;

Property Address: 110 North Avenue, Mendon, MA 01756

Return to:
CONSIGLI AND BRUCATO, PC
189 Main Street, P.O. Box 170
Milford, MA 01757

THENCE N. 31° 06' 40" W. by land now or formerly of Edward C. Goss, 240.46 to a drill hole in a stone wall;

THENCE N. 83° 12' 20" E. by said Davenport land and in part by a stone wall, 219.36 feet to the point of BEGINNING.

Said premises are shown on a Plan of Land entitled, "Plan of Land in Mendon, Mass. Owned by Stanley B. & Marilyn Rogers Sept. 1965 Scale: 1" = 40'," prepared by Eastman & Corbett, Inc., Civil Engineers, Milford, Massachusetts, recorded with the Worcester District Registry of Deeds on February 15, 1966 in Plan Book 297, Plan 62.

Said premises containing 34,194 square feet of land, according to said Plan.

This conveyance is made subject to any Rights of Homestead that STANLEY B. ROGERS or MARILYN C. ROGERS may have in the subject premises.

For title of STANLEY B. ROGERS and MARILYN C. ROGERS, see Deed of EDWARD C. GOSS dated February 12, 1966 and recorded with said Deeds in Book 4642, Page 461.

{SIGNATURES AND NOTARIZATIONS ON FOLLOWING PAGE.}

EXECUTED AS A SEALED INSTRUMENT UNDER THE PAINS AND PENALTIES OF PERJURY THIS 2nd DAY OF NOVEMBER, 2018.

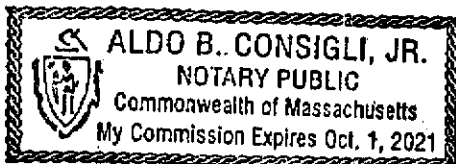
Stanley B Rogers
STANLEY B. ROGERS

Marilyn C Rogers by Stanley B Rogers
MARILYN C. ROGERS by her Attorney *det ATT order,*
in fact, STANLEY B. ROGERS under
Power of Attorney dated January 23,
2006 and recorded herewith

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 2nd day of **NOVEMBER, 2018**, before me, the undersigned Notary Public, personally appeared **STANLEY B. ROGERS, individually and as Attorney for MARILYN C. ROGERS** and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identifications, 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, and that the statements made herein are true and accurate to the best of their knowledge and belief.



[Signature]
ALDO B. CONSIGLI, JR.
Notary Public
My commission expires: 10-01-2021