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19 Bates Street, Mendon, Mass

MASSACHUSETTS QUIT CLAIM DEED

I, TIMOTHY STEARNS

of: 4 Farm Street, Bellingham, MA 02019

for consideration paid: LESS THAN ONE HUNDRED DOLLARS (\$100.00)

GRANT TO; THE 19 BATES STREET, MENDON REALTY TRUST
A TRUST UNDER DECLARATION OF TRUST DATED JANUARY 6, 2012
with quitclaim covenants **AND RECORDED HERewith IN Book 48791**
PAGE 350.

A certain parcel of land together with the buildings thereon, situated on the westerly side of Bates Street in Mendon, being the same premises described in deed of Robert McTurk to Russell Creighton Longton, et ux., dated June 27, 1947 recorded with Worcester District Registry of Deeds in Book 3065, Page 244, and bounded and described in said deed as follows:

BEGINNING: At a stone bound located at the northeasterly corner of the granted premises at land this day conveyed to Charles Edison Larking at a cement bound;

THENCE: In a westerly direction and bounded northerly by land of said Larking along a stone wall as it now stands, 130 feet, more or less to a cement bound;

THENCE: In a southerly direction and bounded westerly by land of one Pettinelli along a stone wall as it now stands 68 feet, more or less to a cement bound at other land of grantor;

THENCE: In an easterly direction and bounded southerly by other land of said grantor along a stone wall as it now stands 158 feet to a

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cement bound at the westerly side of said Bates Street;

THENCE: In a northerly direction and bounded easterly by said Bates Street along a stone wall as it now stands 73 feet, more or less to a cement bound, being the bound at the point of beginning.

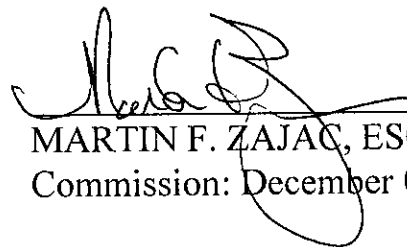
BEING: The same premises as conveyed to grantor by deed of William B. Gerard and Cynthia L. Poe, dated April 30, 2010 and recorded with the ^{Worcester} County Registry of Deeds in Book 45806 and Page 274.

WITNESS my hand and seal this the 6th day of January 2012


TIMOTHY STEARNS

Commonwealth of Massachusetts
Worcester, S.S.

On this the 6th day of January 2012 before me the undersigned Notary Public personally appeared TIMOTHY STEARNS proved to me through satisfactory evidence of identity, which was Massachusetts State License to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose.


MARTIN F. ZAJAC, ESQUIRE
Commission: December 07, 2012

