

TRUSTEE'S DEED

I, JESSE A. TAFT, Trustee pursuant to Petition for Sale of Real Estate Subject to Remainder (Estate of Mary E. Taft/^{o/k/a Mary A. Taft} Worcester Probate No. 203986) by power conferred by Order of Worcester Probate Court dated April 8, 1937, and every other power, for consideration of One Hundred Fifty Thousand Dollars (\$150,000), and for the consideration recited in said license.

grant to Susan L. Swanson and Gloria J. Profetto with QUITCLAIM of 93 North Avenue, Mendon COVENANTS, the following property:

A certain tract of land situated in Mendon, Worcester County, Massachusetts, on the southerly side of the road leading from Milford to Mendon, bounded on the North by said road, on the West by land of Silas Dudley, on the South by land of Amarish A. Taft, on the East by land of said Taft and containing 19 acres, more or less.

Being the same premises described in a deed from Lyman A. Cook, Assignee of William H. Andrews, dated December 8, 1877, recorded with Worcester District Registry of Deeds in Book 1025, Page 199.

Excepting from the above described premises the following:

- 1) premises conveyed to Edward T. Power by deed dated May 5, 1914 and recorded with said Deeds in Book 2053, Page 39;
- 2) premises conveyed to Walter F. Durgin by deed dated May 5, 1914 and recorded with said Deeds in Book 2055, Page 6;
- 3) premises conveyed to Worcester Suburban Electric Co. by deed dated February 2, 1949 and recorded with said Deeds in Book 3172, Page 376;
- 4) premises affected by Commonwealth of Massachusetts highway taking dated December 20, 1949 and recorded with said Deeds in Book 3230, Page 238;
- 5) premises affected by Commonwealth of Massachusetts highway taking dated February 24, 1951 and recorded with said Deeds in Book 3326, Page 231; by deed

Milford Road - Mendon

L.S. 10 11 05 AM '91

6) premises described as parcel 5 in plan of Henry W. Gaskill, C.E., as further described in deed recorded with said Deeds in Book 2282, Page 228;

7) premises conveyed to Town of Mendon by deed dated May 16, 1938 and recorded with said Deeds in Book 2723, Page 443;

8) premises conveyed to Ralph W. Coffin et al dated August 2, 1941 and recorded with said Deeds in Book 2831, Page 394;

The above described premises are subject to the following:

1) taking by the Commonwealth of Massachusetts for highway purposes dated July 5, 1922 and recorded with said Deeds in Book 2274, Page 366;

2) rights granted to New England Power Company by document dated August 20, 1924 and recorded with said Deeds in Book 2345, Page 145;


3) rights granted to New England Power Construction Co. by documents dated August 13, 1929 and recorded with said Deeds in Book 2504, Page 357, Book 2504, Page 374, and Book 2504, Page 391, respectively;

4) rights granted to New England Power Construction Co. by document dated May 1, 1929 and recorded with said Deeds in Book 2494, Page 522;

5) reservation of drain rights by Lunette R. Danforth as set forth in deed recorded with said Deeds in Book 2730, Page 19.

See Plan Book 574 Plan 28.

WITNESS my hand and seal this 8th day of April, 1987.



Jesse A. Taft, as Trustee

STATE OF FLORIDA

8th April, 1987

Then personally appeared, the above-named Jesse A. Taft, and acknowledged the foregoing instrument to be his free act and deed, as trustee, before me,

Thomas C. Murphy
Thomas C. Murphy, Notary Public

My commission expires:

Notary Public, State Of Florida At Large
My Commission Expires Feb 11 1992
Bonded By SAFECO Insurance Company

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
APR 10 1987
\$ 342.00
LMD
101894

ATTEST: WORC., Anthony J. Vigliotti, Register