



2014 00114892

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DEED

149 UXBRIDGE FAMILY LIMITED PARTNERSHIP, a Family Limited Partnership under Agreement of Limited Partnership dated December 19, 2011, duly organized under the laws of the Commonwealth of Massachusetts, of 38 Cottage Street, Natick, Middlesex County, Massachusetts,

For consideration paid less than ONE HUNDRED AND NO/100 (\$100.00) DOLLARS

Grants to IAN E. DAVIES and JOAN MARIE DAVIES, husband and wife, as tenants by the entirety, of 38 Cottage Street, Natick, Middlesex County, Massachusetts,

with **QUITCLAIM COVENANTS**

A certain tract or parcel of land situated on the northwesterly side of Uxbridge Road in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

BEGINNING	at the southeasterly corner of the granted premises at a point in the northwesterly location line of said Road, at a point in a stone wall and at land of one Smith;
THENCE	southwesterly by the northwesterly location line of said Road, 271 feet, more or less, to a point;
THENCE	N. 27° 21' W., by land now or formerly of one Fantini, 320 feet, more or less, to a point in the Mendon-Uxbridge Town line;
THENCE	N. 0° 31' W., by said Town Line, 278 feet to a point on a stone wall;
THENCE	N. 87° 46' E., by said stone wall, 257.10 feet to the corner of stone walls;
THENCE	S. 16° 14' E., 147.75 feet to a point; and
THENCE	S. 17° 19' E., 310.70 feet to the point of beginning, the last two courses bounding by a stone wall and said Smith land.

Containing 3.62 acres, more or less.

Said premises are shown on plan entitled "Land of Severio Fantini, et ux, Mendon, Mass. November 18, 1967 John R. Andrews, Jr., Surveyor," recorded with Worcester District Registry of Deeds in Plan Book 314 Plan 35.

Property Address: 149 Uxbridge Road, Mendon, MA 01756

Together with a drainage easement reserved in a Deed dated October 21, 1993, and recorded in Book 16218 Page 315.

For Grantor's title see Deed from Ian E. Davies to 149 Uxbridge Family Limited Partnership dated December 19, 2011, recorded with Worcester Registry of Deeds in Book 48320 Page 299 and Confirmatory Deed dated June 22, 2012, recorded with Worcester Registry of Deeds in Book 49194 Page 339.

The undersigned Grantor hereby certifies that the 149 Uxbridge Family Limited Partnership is not classified as a corporation for federal income tax purposes.

Executed as a sealed instrument this 24 day of November, 2014.

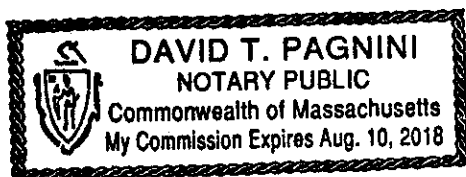
149 Uxbridge Family Limited Partnership

By: Ian E. Davies
Ian E. Davies, General Partner

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 24th day of November, 2014, before me, the undersigned notary public, personally appeared Ian E. Davies, General Partner aforesaid, proved to me through satisfactory evidence of identification, which is PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of 149 Uxbridge Family Limited Partnership.



David T. Pagnini
Notary Public: David T. Pagnini
My Commission Expires: August 10, 2018

Executed as a sealed instrument this 5th day of November, 2014.

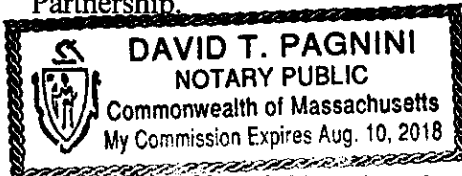
149 Uxbridge Family Limited Partnership

By: Joan Marie Davies
Joan Marie Davies, General Partner

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 5th day of November, 2014, before me, the undersigned notary public, personally appeared Joan Marie Davies, General Partner aforesaid, proved to me through satisfactory evidence of identification, which is MASS. DRIVER LICENSE, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of 149 Uxbridge Family Limited Partnership.



David T. Pagnini
Notary Public: David T. Pagnini
My Commission Expires: August 10, 2018

We, Cheryl O'Toole, of Pembroke, Massachusetts, and Melissa Maccarrone, of Hanover, Massachusetts, formerly of Sharon, Massachusetts, being the limited partners of the 149 Uxbridge Family Limited Partnership dated December 19, 2011, do hereby assent to the within conveyance from the 149 Uxbridge Family Limited Partnership to Ian E. Davies and Joan Marie Davies, hereby ratifying and confirming the within conveyance.

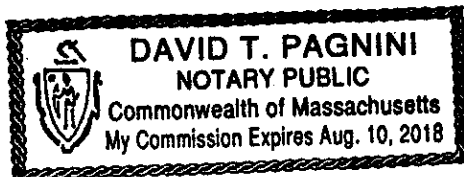
Witness my hand and seal on this 5th day of November, 2014.

Cheryl O'Toole
Cheryl O'Toole

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 5th day of November, 2014, before me, the undersigned notary public, personally appeared Cheryl O'Toole, proved to me through satisfactory evidence of identification, which is MASS. DRIVER LICENSE, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that she signed it voluntarily for its stated purpose.



David T. Pagnini
Notary Public: David T. Pagnini
My Commission Expires: August 10, 2018

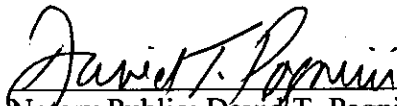
Witness my hand and seal on this 13th day of November, 2014.

Melissa Maccarrone
Melissa Maccarrone NOW KNOWN AS MELISSA SILVA

COMMONWEALTH OF MASSACHUSETTS

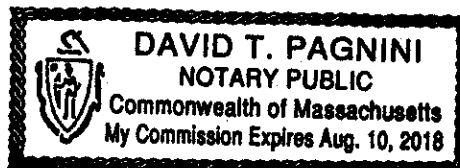
Worcester, ss.

On this 13th day of November, 2014, before me, the undersigned notary public, personally appeared Melissa Maccarrone, ^{now known as MELISSA SILVA} proved to me through satisfactory evidence of identification, which is MA. DRIVER LICENSE, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public: David T. Pagnini

My Commission Expires: August 10, 2018



ATTEST: WORC. Anthony J. Vigliotti, Register