

Worcester South District Registry of Deeds Electronically Recorded Document

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MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 09/28/2018 02:39 PM

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Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that WHEREAS, **JEAN M. POULIN** in her capacity as Trustee under the **KEMPTON REALTY TRUST** is empowered and licensed to sell and convey all the right, title and interest which said Trust has in and to the real estate hereinafter described, at private sale; and

NOW THEREFORE, the said **JEAN M. POULIN** in her capacity as Trustee under said Trust and all other power and authority hereunto enabling, and in consideration of the sum of One Hundred Dollars and 00/100 (\$100.00) DOLLARS, the receipt whereof is hereby acknowledged does hereby give, grant, bargain, sell and convey unto the said **CHARLES D. POULIN AND ASHLEY N. POULIN** of 81 HARTFORD AVENUE WEST MENDON, MA 01756, AS TENANTS BY THE ENTIRETY, NOT JOINT TENANTS, NOR TENANTS IN COMMON, and said person(s) heirs and assigns forever, all the right, title, and interest which the Trust has in and to the following described property:

Property address: 81 HARTFORD AVENUE WEST
MENDON, MA 01756

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

To have and to hold the aforegranted premises, with all the privileges and appurtenances thereunto appertaining, unto and to the use of said Grantee(s) and said person(s) heirs and assigns forever.

This transfer is by gift and therefore no documentary stamps are required.
For title reference see Deed recorded in Book 44414 Page 81

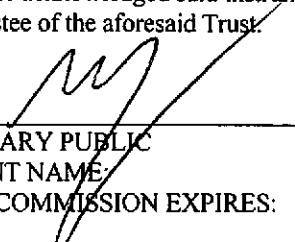
IN WITNESS WHEREOF, the said **JEAN M. POULIN** in her capacity as trustee as aforesaid, has hereunto set her hand and seal this 24th day of September, 2018.

(Witness)


JEAN M. POULIN, Trustee of the **KEMPTON REALTY TRUST**

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Lincoln on the 24th day of September, 2018, before me personally appeared **JEAN M. POULIN** Trustee of the **KEMPTON REALTY TRUST** in her capacity as Trustee for the to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument so executed to be her free act and deed, individually and in her capacity as Trustee of the aforesaid Trust.


NOTARY PUBLIC
PRINT NAME:
MY COMMISSION EXPIRES:

PREPARED BY: LAW OFFICES OF GLENN J. ANDREONI
628 GEORGE WASHINGTON HWY.
LINCOLN, RI 02865

GLENN J. ANDREONI NOTARY PUBLIC STATE OF RHODE ISLAND MY COMMISSION EXPIRES 12-12-2020

GRANTEE ADDRESS: 81 HARTFORD AVENUE WEST
MENDON, MA 01756

RETURN TO
Glenn J. Andreoni, Inc.
628 George Washington Highway
Lincoln, RI 02865

Property Address: 81 Hartford Avenue West, Mendon MA 01756

EXHIBIT "A"

FIRST PARCEL: A certain parcel of land located on the northerly side of Hanford Avenue West, in the Town of Mendon, Worcester County, Massachusetts, bounded and described as follows: BEGINNING at a drill hole in a stone in the wall on the northerly side of Hartford Avenue West, at land of one Rogers;

THENCE N. 89 deg. 05' W. two hundred two and twenty-seven (202.27) hundredths feet by the northerly side of Harford Avenue West, to a drill hole in a stone in said wall at other land of Fred Kempton et ux;

THENCE N. 12 deg. W. two hundred (200) feet to an iron pipe;

THENCE N. 78 deg. E. one hundred forty-eight and eighty-four (148.84) hundredths feet to a pipe in the wall at land of said Rogers;

The last two courses being by land of Fred Kempton et ux;

THENCE S. 24 deg. 23' E. two hundred thirty-five and forty (235.40) hundredths feet by said wall to a drill hole in a stone in said wall;

THENCE S. 4 deg. 41" E. fifteen and one tenth (15.1) feet to the place of beginning.

The last two courses being by land of said Rogers.

Containing thirty-eight thousand (38,000) feet of land more or less.

For further reference see plan of land in Mendon, Mass., conveyed to Donald A. & Shirley A. Kempton by Fred Kempton et ux, said plan dated May 2, 1964, drawn by John Robert Andrews Jr. Surveyor, which plan is recorded in the Worcester District Registry of Deeds, Plan Book 281, Plan 25.

SECOND PARCEL: A certain parcel of land located on the westerly side of Hartford Avenue West, in the Town of Mendon, Worcester County, Massachusetts bounded and described as follows:

BEGINNING at a point on the northerly side of Hartford Avenue West, at a drill hole in the stone wall at other land of the grantors;

THENCE N. 8 deg. 12' 30" W. five hundred seventy-six and fourteen (576.14) hundredths feet by and with land of the grantors to a drill hole in corner of wall;

THENCE S. 51 deg. 11' 30" E. ninety and twenty-eight (90.28) hundredths feet to a drill hole in said wall;

THENCE S. 41 deg. 50' E. forty-seven and thirty-two (47.32) hundredths feet by and with said wall.

THENCE S. 24 deg. 23' E. two hundred seventy-seven and one (277.01) hundredths feet to an iron pipe in said wall; the last three lines being by land of or formerly of one Rogers;

THENCE S. 78 deg. 00' W. one hundred forty-eight and eighty-four (148.84) feet to an iron pipe being by land of the grantees;

THENCE S. 12 deg. 00" E. two hundred (200) feet by and with land of the grantees to the northerly side of said Harford Avenue West;

THENCE N. 89 deg. 05' W. by and with a stone wall on said Harford Avenue West, thirty (30) feet to a drill hole in the wall being the point of beginning.

The above described premises contains forty-four thousand and four (44,004) square feet more or less.

Being the same premises as shown on plan of land in Mendon, Mass., to be conveyed to Donald A. Kempton and Shirley A. Kempton by Fred Kempton et ux by plan dated April 20, 1974 and drawn by John R. Andrews Jr., and is shown on said plan as Parcel No. 2 which plan is recorded in the Worcester District Registry of Deeds, Plan Book 396, Plan 86.

For title reference see Deed recorded in Book 44414 at Page 81.

PROPERTY ADDRESS:
(FOR REFERENCE PURPOSES ONLY)
81 Hartford Avenue West
Mendon, MA
AP 10, Lot 141-81

ATTEST: WORC Anthony J. Vigliotti, Register