



MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/07/2017 02:29 PM
Ctrl# 164765 15163 Doc# 00014134
Fee: \$2,736.00 Cons: \$600,000.00

QUITCLAIM DEED

Brian M. Minsk, being unmarried, of Mendon, Massachusetts

For consideration paid and in full consideration of SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$600,000.00) PAID

Grants to **Miscoe Hill Farm Realty Trust**, u/d/t dated February 7, 2017 by instrument recorded at Worcester District Registry of Deeds in Book 56717, Page 9, with a principal address of 6 Wildwood Terrace, Framingham, MA 01701

With Quitclaim Covenants

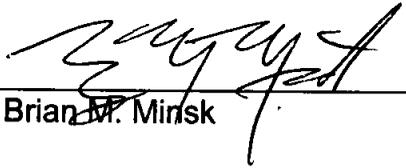
The land with the buildings thereon located at 36 Miscoe Road in Mendon, Massachusetts and more fully described in the attached Exhibit A.

The Grantor hereby releases all rights of homestead and state that under the pains and penalties of perjury no other person is entitled to any benefits of an existing estate of homestead.

36 Miscoe Road, Mendon MA

(f)

Witness my hand and seal this *26th* day of January, 2017.



Brian M. Minsk

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS:

January *26*, 2017

On this *26th* day of January, 2017, before me, the undersigned notary public, personally appeared Brian M. Minsk provided to me through satisfactory evidence of identification which were Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes as his free act and deed.



Thomas L. McLaughlin, Notary Public
My Commission Expires: 2/15/2019

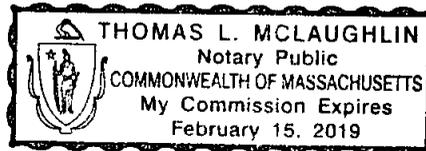


EXHIBIT A

PARCEL I

Two parcels of land with the buildings thereon located on the southwesterly side of Miscoe Road in Mendon, Worcester County, Massachusetts, being shown on Lots No. 1 and 2 on plan entitled " Plan of Land in Mendon, Mass. Prepared for John D. Gannett, Jr., 60 Washington Street, Mendon, Mass. 01756 Scale 1"= 100' Date: December 11, 2000, Shea Engineering and Land Surveying 76 Uxbridge Road, Mendon, Mass." Filed with the Worcester District Registry of Deeds as Plan No. 70 in Plan Book 764 and to which reference may be had for a more particular description.

Lot 1 containing 8.13 acres of land, according to said plan.

Lot 2 containing 8.32 acres of land, according to said plan.

Together with a 50' wide right of way as shown on said plan.

For title to Parcel I see deed from John D. Gannett et ux to Brian M. Minsk dated January 16, 2001 and recorded said Deeds in Book 23432, Page 286.

PARCEL II

The land with buildings thereon shown as "Lot 3" on a plan of land entitled, "Plan of Land in Mendon, Mass. Owner, Prepared for John D. Gannett, Jr. 60 Washington St., Mendon, MA 01756 Scale 1"-100' dated December 11, 2000" prepared by Shea Engineering & Surveying, Inc., 76 Uxbridge Road, Mendon, MA 01756, recorded in the Worcester District Registry of Deeds in Plan Book 764, Plan 70,

excepting therefrom "Lot 30A" as shown on a plan of land entitled, "Plan of Land in Mendon, Mass. Prepared for Owner, Prepared for John D. Gannett, Jr. and Ute Gannett Owner 60 Washington St. Owner, 36 Miscoe Road, Mendon, MA 01756 Scale 1"-100' dated April 12, 2010" prepared by Shea Engineering & Surveying, Inc., 76 Uxbridge Road, Mendon, MA 01756, 508-473-1163 recorded in the Worcester District Registry of Deeds in Plan Book 881, Plan 107;

and further excepting therefrom "Parcel A" as shown on a plan of land entitled, "Plan of Land in Mendon, Mass. Prepared for Sylvan Springs Realty Trust, 148, Park Street, North Reading, Ma 01864, Scale 1"-200' dated March 28, 2005, Revised: November 30, 2005, Shea Engineering & Surveying, Inc., 76 Uxbridge Road, Mendon, MA 01756, recorded in the Worcester District Registry of Deeds in Plan Book 848, Plan 31.

Said Parcel II as conveyed herein shall not be used for residential development other than one house lot for a single family residence on said land or in combination with other land adjacent thereto. Notwithstanding said restriction, any portion of the land conveyed herein may be added to any portion of Lot 1 and or Lot 2 as shown Plan in Plan Book 764, Plan 70 to create a new lot to be used for one additional single family home.

Both Parcels I and II are shown as Lot 36 on a plan entitled "Plan of Land in Mendon, Mass. Owned by Brian Minsk, Scale 1" = 100' Date Jan 24, 2017, Shea Engineering and Land Surveying 76 Uxbridge Road, Mendon, MA" said plan to be recorded herewith at the Worcester District Registry of Deeds as Plan Book 925, Plan 12 and to which reference may be had for a more particular description of said Lot 36.

For title to Parcel II see Deed of John Gannett et ux to the Grantor herein dated May 4, 2010 and recorded in the Worcester District Registry of Deeds at Book 45767, Page 100 as confirmed by a confirmatory deed between John Gannett et ux and the grantor herein dated January 18, 2017 recorded herewith.