

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 104587
Document Type	: DEED
Recorded Date	: July 27, 2021
Recorded Time	: 12:38:57 PM
Recorded Book and Page	: 65702 / 121
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1363386
Recording Fee (including excise)	: \$629.24

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 07/27/2021 12:38 PM
 Ctrl# 226404 30756 Doc# 00104587
 Fee: \$474.24 Cons: \$103,602.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

FIDUCIARY DEED

I, **Merilyn P. Rocks** of 25 Mellen Street, Hopedale, Massachusetts 01747 as the Personal Representative of the Estate of Priscilla D. Rondeau, Worcester Probate Court, Docket No. WO21P0108EA, with the power to sell granted by the Decree of Sale of Real Estate issued by said Court on July 8, 2021

For consideration paid and in full consideration of One Hundred and Three Thousand and Six hundred and Two (\$103,602.00) Dollars

Grant to **Todd R. Rocks** of 25 Mellen Street, Hopedale, Massachusetts 01747

The land in Mendon, Worcester County, Massachusetts, together with any buildings thereon, consisting of three parcels, and being all the same premises conveyed to grantors by Isabelle Bolin, by deed dated June 13, 1963, recorded with Worcester District Registry of Deeds, in Book 4383, Page 336, and bounded and described therein as follows:

PARCEL 1. A certain parcel of land situated on the northeasterly shore of Nipmuck Pond, so called, in said Mendon, bounded as follows:

Beginning at a stake at the shore of said pond and at land formerly conveyed to Arthur W. Cheney et al;

Thence N. 79° 35' E. 100 feet with said Cheney land, to a stake at other land formerly of Taft;

Thence S. 10° 25' E. 75 feet to a stake;

Thence S. 79° 35' W. about 100 feet to a stake at the shore of said pond; the last two lines bounding on other land formerly of Taft;

Thence northerly with said shore of the pond to the point of beginning.

With such rights of way, but none other, to and from the premises over an ancient town way along or near the shore of said pond.

Subject to reservation of a right of way over a portion of the granted premises two rods in width measured from the high-water line of the shore of said pond and with the further rights and limitations as contained in a deed given by Luther E. Taft to George Lilley

PROPERTY ADDRESS: 39 Taft Avenue, Mendon

dated May 25, 1909, and recorded with Worcester District Deeds, Book 2772, Folio 309, so far as the same are in force and applicable.

PARCEL 2. A certain parcel of land situated on the Northeasterly shore of Nipmuck Pond, so called, in said Mendon, bounded as follows:

Beginning at a stake at the shore of said pond, at the northwesterly corner of said parcel and at land formerly of George H. Lilley;

Thence bounding on said Lilley's land N. 79° 30' E. 100 feet to a stake at the other land formerly of Luther E. Taft;

Thence bounding on said Taft's other land S. 24° 25' E. to the center line of a stone wall;

Thence S. 70° 35' W. about 94.3 feet for a part of the distance with the center line of said wall and to the end thereof, and following the same course to a stake at the shore of said pond, the last line bounding on said Taft land, since conveyed to Aldrich;

Thence northwesterly bounding on said pond about 39 feet to a stake at the point of beginning.

Subject to, and with the benefit of the rights of way and reservations contained in a deed of Luther E. Taft to George H. Lilley dated September 11, 1909, and recorded with Worcester District Deeds, Book 2772, Page 309, so far as the same are in force and applicable.

PARCEL 3. A certain parcel of land situated on Taft Avenue, a private way, in said Mendon, being Lot #57 on "Plan of Lakeside Park, Mendon, Mass., formerly owned by Luther E. Taft's heirs, June, 1917", recorded with Worcester District of Deeds, Plan Book 31, Plan 50, together with the rights of way in common with others over Taft Avenue as shown on said plan.

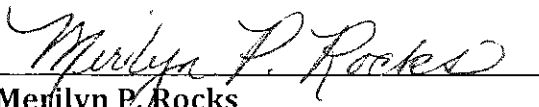
Beginning at a point on said line of Taft Avenue at the most southerly corner of the premises to be described, said point being 100 feet northwesterly of the intersection of the northeasterly line of Taft Avenue and the northeasterly line of Taft Avenue, as shown on said plan; thence northeasterly by said Taft Avenue, 91 feet to land marked "Swan" on said plan; thence northwesterly by said Swan's land to land marked "Lilley"; thence southeasterly by said land of Lilley to Lot #58 as shown on said plan; thence northeasterly by said Lot #58 to the place of beginning.

Said premises are conveyed subject to easement granted New England Tel. & Tel. Co. by instrument of George H. Lilley, dated august 10, 1915, recorded with said Deeds, Book 2087, Page 401, if the same affects the locus."

Grantor hereby releases any and all rights of Homestead and state that no other persons are entitled to any benefits of an existing estate of Homestead.

For title see deed dated March 25, 2019 recorded with the Worcester County Registry of Deeds in Book 60204, Page 253.

WITNESS my hand and seals this 26th day of July 2021

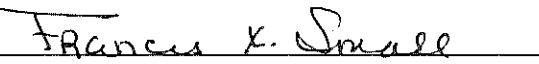

Merilyn P. Rocks

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

July 26, 2021

On this 26th day of July 2021, before me, the undersigned notary public, personally appeared **Merilyn P. Rocks**, proved to me through satisfactory evidence of identification, which was photographic identifications, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public: Francis X. Small
My Commission Expires: 05/22/2026