



2025 00111606

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QUITCLAIM DEED

We, Terry A. Daniels and Brenda L. Daniels, with an address of 64 Bates Street, Mendon, Worcester County, Massachusetts, for consideration paid of One Dollar (\$1.00), grant to Terry A. Daniels and Brenda L. Daniels, as Trustees of THE TERRY A. DANIELS TRUST u/d/t dated May 21, 1997 and restated on December 1, 2025 (Trustees' Certificate recorded herewith), with an address of 64 Bates Street, Mendon, Worcester County, Massachusetts, an undivided one-half (1/2) interest, and to Brenda L. Daniels and Terry A. Daniels, as Trustees of THE BRENDA L. DANIELS TRUST u/d/t dated May 21, 1997 and restated on December 1, 2025 (Trustees' Certificate recorded herewith), with an address of 64 Bates Street, Mendon, Worcester County, Massachusetts, an undivided one-half (1/2) interest, as Tenants in Common and with

QUITCLAIM COVENANTS,

A certain parcel of land with the buildings thereon and all the privileges and appurtenances thereto belonging, situated in Mendon, containing about one acre and 34,881 square feet, said parcel being shown on Plan entitled "Plan Showing Building Lot to be retained by Robert W. McTurk et ux in Mendon, Mass., September 18, 1969, Bowie Engineering Co., Civil Engineers, Land Surveyors, 707 Main Street, Millis Massachusetts", said Plan being filed with Worcester District Deeds, Plan Book 331, Plan 102, bounded as shown on said Plan as follows:

Beginning at the northwesterly corner of the premises at an intersection of walls in the easterly line of Bates Street in said Mendon; thence

In a general easterly direction along a stone wall, 256.28 feet to a stake and nail set at a corner of walls; thence

SOUTH, 85° 21' 05" East, 102.91 feet to a tack in root; thence

SOUTH, 00° 36' 53" East, 189.95 feet to a drill hole set in a boulder; thence

SOUTH, 88° 48' 12" West, 352.13 feet to a stake and nail set, thence 45.00 feet to a point in the stone wall at the easterly line of said Bates Street, said last five courses being by other land of prior mortgagors; thence

NORTH, 05° 50' 00" East along the easterly line of said Bates Street, 198.07 feet to the point of beginning.

For our title see Deed recorded with the Worcester County Registry of Deeds on November 19, 1979 in Book 6875, Page 253.

PROPERTY ADDRESS: 64 Bates Street, Mendon, MA 01756

CB (2)

EXECUTED as a sealed instrument this 1st day of December 2025:

Terry A. Daniels
Terry A. Daniels

Brenda L. Daniels
Brenda L. Daniels

COMMONWEALTH OF MASSACHUSETTS (Bristol)

On this 1st day of December 2025 before me personally appeared **Terry A. Daniels and Brenda L. Daniels**, known to me and proved to me through satisfactory evidence of identification (Massachusetts driver's licenses) to be the persons whose names are signed on the foregoing instrument, and they signed in my presence and acknowledged that they signed it voluntarily for its stated purpose.

Thomas J. Marks
Notary Public
My Commission expires: 9-4-26

Return to:

Thomas J. Marks, Esq.
20 Cabot Boulevard, Suite 300
Mansfield, MA 02048

