



Bk: 57176 Pg: 382

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property address: 72 Bellingham Street, Mendon, MA

QUITCLAIM DEED

We James P. Purcell and Virginia M. Purcell, a married couple, of Mendon, Worcester County, Massachusetts

In consideration paid of One and 00/100 (\$1.00) Dollars

Grant to James P. Purcell and Virginia M. Purcell, as Trustees of The James and Virginia Purcell Family Trust, a trust under Declaration of Trust dated May 17, 2017 and more particularly set forth in an abstract of trust contained in a Trustees Certificate recorded herewith with a usual mailing address of 72 Bellingham Street, Mendon, MA 01756

WITH QUITCLAIM COVENANTS:

A certain parcel of land situated on the northeasterly side of Bellingham Street, Mendon, Worcester County, Massachusetts and being shown as Lot No. 1 on plan entitled, "Plan of Land in Mendon, Mass. Property of Carboni Realty Trust, Scale 1"=40', July 28, 1964, Schofield brothers Reg. Land Surveyors, 48 Park Street, Framingham, Mass., 121 East Main Street, Milford, Mass." said plan being filed with Worcester District Registry of Deeds, Plan Book 283, Plan 28, and being more particularly bounded and described as follows:

SOUTHWESTERLY by said Bellingham Street, 135.00 feet; thence in a curved line with a radius of 30.00 feet, a distance of 47.12 feet;

NORTHWESTERLY by a proposed road, 150.00 feet;

NORTHEASTERLY by land of Carboni Realty Trust, 158.33 feet;

SOUTHEASTERLY by land of Robert McTurk, 190.11 feet;

Containing 30,542 square feet as shown on said plan.

RETURN TO JOSEPH C. COVE, ESQ.

1 P.O. BOX 300

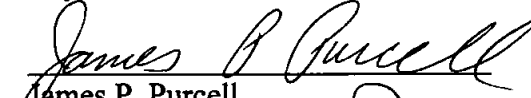
UXBRIDGE, MA 01560

For Grantors title see deed from Mark L. Elliot and Eileen C. Elliot to James P. Purcell and Virginia M. Purcell dated December 4, 2003 and recorded with the Worcester District Registry of Deeds in Book 32446, Page 55.

Subject to real estate taxes assessed but not yet due and payable.

Subject to mortgages of record.

Witness our hands and seals this 24th day of May, 2017.

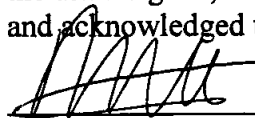

James P. Purcell

Virginia M. Purcell

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 24th day of May, 2017, before me, the undersigned notary public, personally appeared James P. Purcell and Virginia M. Purcell, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, X personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.



Notary Public

Seal of Notary

My Commission Expires: 10/07/2022

