

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
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Ctrl# 266934 10379 Doc# 00008158
Fee: \$1,516.20 Cons: \$332,500.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

FIDUCIARY DEED

I, **Elizabeth A. Kaplan, Personal Representative of the Estate of Patricia L. Hanlon**, of Colorado Springs, CO, pursuant to the power of sale conferred under the probated will, Worcester Probate and Family Court, Docket No. WO23P4211EA,

for consideration paid of Three Hundred Thirty-Two Thousand Five Hundred (\$332,500.00) Dollars,

grant to Bob's Farmland LLC with a principal place of business of 21 Mount Pleasant Street, Milford, MA 01757 with

FIDUCIARY COVENANTS

A certain lot of land, situated in Mendon, Worcester County, on the southerly side of the road leading from South Milford to Bellingham and in the rear of the Charles Dewing Place, so-called, together with the buildings thereon, being the First parcel bounded and described in a deed from Wilhelmina P. Shelley et als to John Larson, dated June 30, 1913, and recorded with Worcester District Deeds, Book 2044, Page 364. Said deed describes said parcel as:

A certain lot of land, situated in MENDON, in the County of Worcester, in the Commonwealth of Massachusetts, on the southerly side of the road leading from South Milford to Bellingham and in the rear of the Charles Dewing place, so called, bounded and described as follows, viz:

Beginning at the end of a wall at land formerly of Charles Dewing about 7 rods 7 links from said road;

thence S. 85 deg. W. by land formerly of said Dewing and on said wall about 7 rods to land now or formerly of John Jennison;

thence southerly by land now or formerly of said Jennison and on a wall about 26 rods to a corner of wall;

thence N 61 1/2 deg. E. by land now or formerly of said Jennison and on a wall about 5 rods 9 feet to a corner of wall at land now or formerly of Albert Albee;

thence northerly on the wall about 15 rods 12 feet to a corner of wall;

157 Hartford Avenue E, Mendon, MA 01756

thence westerly on the wall about two rods to a corner;
thence northerly about 8 rods to the place of beginning;
the last three lines bounding on land now or formerly of said Albee.

A second parcel of land, together with the buildings thereon, containing sixty-three rods, more or less, situated in the easterly part of said Mendon, on the southerly side of the road formerly known as the Hartford Turnpike, being the second parcel bounded and described in a deed From Wilhelmina P. Shelley et als, to John Larson, dated June 30, 1913, and recorded with Worcester District Deeds, Book 2044, Page 364. Said deed describes said parcel as:

Also another parcel of land containing sixty-three rods more or less situated in the easterly part of MENDON aforesaid, on the southerly side of the road formerly known as the Hartford Turnpike, bounded as follows, viz:

Beginning at the northwesterly corner of the premises at a corner of land now or formerly of Elijah Taft and on said road;

thence running by land of said Taft S: 20 1/4 deg. E. eight rods and ten links to a cross wall at land formerly of Elijah Dewing;

thence by said Dewing's land N. 85 deg. E. seven rods to a stake and stones, and N. 5 deg. W. seven rods and seven links to a stake at said road;

thence westerly by said road nine rods, eight links to the place of beginning.

A third parcel of land, together with the buildings thereon, situated on the southerly side of the road leading from South Milford, to Bellingham, in said Mendon, the same being triangular in shape and the third parcel bounded and described in a deed from Wilhelmina P. Shelley et als, to John Larson, dated June 30, 1913, and recorded with Worcester District Deeds, Book 2044, Page 364. Said deed describes said parcel as:

Also another triangular piece of land in said MENDON on the southerly side of the road leading from South Milford to Bellingham bounded and described as follows, viz:

Beginning at a point on said road at the north-westerly corner of land now or formerly of Albert Albee and at the north-easterly corner of land of the Heirs of Charles Gould;

thence southerly by land now or formerly of said Albee about 16 rods 13 feet to the end of a stone wall;

thence westerly by land of the Heirs of Charles Gould about two rods;

thence northerly by land of the Heirs of Charles Gould about 16 rods 13 feet to the place of beginning.

Subject to a Taking by the Commonwealth of Massachusetts recorded with Worcester District Deeds, Book 41846, Page 106.

Grantor hereby certifies under the pains and penalties of perjury that the property hereby conveyed is not homestead property and there is no one entitled to claim a homestead therein.

Being the same premises conveyed to William J. Hanlon, Jr. and Patricia L. Hanlon by Mary C. Hamm by Deed dated August 27, 1964 recorded in the Worcester District Registry of Deeds in Book 4495, Page 92. See Death Certificate for William J. Hanlon, Jr. recorded herewith.

SIGNATURE APPEARS ON THE FOLLOWING PAGE

Witness my hand and seal this 30 day of January, 2025.

Elizabeth A. Kaplan

Elizabeth A. Kaplan, Personal Representative
of the Estate of Patricia L. Hanlon

Commonwealth of Massachusetts

County of Worcester, ss.

On this 30 day of January, 2025, personally appeared before me **Elizabeth A. Kaplan, Personal Representative** as aforesaid, who proved to me through satisfactory evidence of identification, which was, State Driver's License, to be the signer of the foregoing document, and certified the foregoing to be truthful to the best of signer's knowledge and acknowledged that it was signed voluntarily for its stated purpose as their free act and deed.

[SEAL]

John M. McMahon
Notary Public
My Commission expires: 11/13/31

