



2011 00086943

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/02/2011 11:21 AM
Ctrl# 105187 27698 Doc# 00086943
Fee: \$923.40 Cons: \$202,500.00

QUITCLAIM DEED

I, Elizabeth J. Blenkhorn, Trustee of CHILDS REALTY TRUST, u/d/t dated February 12, 2000 and recorded with the Worcester District Registry of Deeds in Book 22434, Page 200, with an address of 9 Myrtle Street, Mendon, MA 01756

For Consideration Paid Of TWO HUNDRED TWO THOUSAND FIVE HUNDRED (\$202,500.00) DOLLARS

Grant To James Tobin and Karen Tobin, husband and wife as tenants by the entirety

Of

with Quitclaim Covenants

A certain parcel of land with the buildings thereon in Mendon, County of Worcester, Massachusetts, situated on the easterly side of Millville Road, and being shown on plan of land entitled "Plan of Land in Mendon, Massachusetts, Worcester County, Scale 1" = 40' October 15, 1987, Salvetti Surveying and Engineering Association, 10 Emmons Street, Franklin, MA, Owner: Richard L. & Patricia Childs, 9 Myrtle Street, Mendon, MA", which Plan is recorded with the Worcester District Registry of Deeds in Plan Book 593, Plan 1, and described as follows:

Beginning at a point on the easterly side of Millville Road, being the most northwesterly corner of the parcel herein conveyed;

THENCE N. 80° 45' 23" W., 155.52 feet to a point along land now or formerly belonging to Harry R. Grant;

THENCE N. 82° 09' 02" E., 31.63 feet to a point along land now or formerly belonging to Harry R. Grant;

THENCE N. 63° 37' 33" E., 521.98 feet to a point along additional land now or formerly belonging to the Richard L. Childs and Patricia Childs;

THENCE N. 55° 04' 41" W., 16.02 feet to a point along additional land now or formerly belonging to said Childs;

THENCE N. 87° 33' 08" E., 67.38 feet to a point along additional land now or formerly belonging to said Childs;

THENCE N. 88° 33' 30" W., 76.66 feet to a point along land now or formerly belonging to said Childs;

Property Address: 9 Myrtle Street, Mendon, MA 01756

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THENCE N. 87° 29' 42" E., 74.49 feet to a point along additional land now or formerly belonging to said Childs;

THENCE N. 88° 36' 53" E. 165.31 feet to a point along additional land now or formerly belonging to said Childs;

THENCE N. 79° 35' 52" W., 24.20 feet to a point along additional land now or formerly belonging to said Childs. Said point being the most northeasterly corner of the parcel herein conveyed;

THENCE S. 00° 12' 03" E., 250.00 feet to a point along additional land now or formerly belonging to said Childs;

THENCE S. 89° 36' 31" W., 388.14 feet to a point along additional land now or formerly belonging to said Childs;

THENCE N. 01° 07' 23" W., 113.30 feet to a point along land now or formerly belonging to David B. & Jane Lowell;

THENCE N. 06° 59' 41" W., 118.60 feet to a point along land now or formerly belonging to said Lowell;

THENCE S. 72° 56' 25" W., 137.64 feet to a point along land now or formerly belonging to said Lowell;

THENCE S. 63° 38' 38" W., 182.04 feet to a point along land now or formerly belonging to said Lowell;

THENCE S. 64° 51' 25" W., 166.98 feet to a point along land now or formerly belonging to said Lowell;

THENCE S. 67° 56' 12" W., 70.72 feet to a point along land now or formerly belonging to said Lowell;

THENCE S. 80° 21' 20" E., 165.31 feet to a point along land now or formerly belonging to said Lowell. Said point being the most southwesterly corner of the parcel herein conveyed;

THENCE N. 12° 23' 10" E., 22.12 feet along the easterly side of Millville Road to the point of beginning.

Said parcel containing 116,795.7 square feet or 2.681 acres according to said plan.

Subject to any and all easements of record, if any, insofar as the same are now in force and applicable.

Being the same premises conveyed by deed of Richard L. Childs to Richard L. Childs and Elizabeth J. Blenkhorn, Trustees of the CHILDS REALTY TRUST, dated October 28, 2005 and recorded with the Worcester District Registry of Deeds in Book 37721 Page 318.

WITNESS my hand and seal this 31 day of August, 2011

Elizabeth J. Blenkhorn

Elizabeth J. Blenkhorn, Trustee of Childs Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

August 31, 2011

On this 31 day of August 2011, before me, the undersigned notary public, personally appeared Elizabeth J. Blenkhorn, Trustee as aforesaid proved to me through satisfactory evidence of identification, which was Mass Driver License to be the person(s) whose name(s) were signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Michael E. Heaney

Notary Public:

My Commission Expires:

