

Worcester South District Registry of Deeds Electronically Recorded Document

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

Property address: 9 Myrtle St., Mendon, MA 01756

DEED

We, **JAMES TOBIN** and **KAREN TOBIN**, husband and wife, of Mendon Massachusetts, for consideration paid of less than One Hundred and 00/100 (\$100.00) Dollars grant to

JAMES F. TOBIN and **KAREN A. TOBIN**, as **TRUSTEES OF THE TOBIN FAMILY TRUST**, a Trust under a Declaration of Trust dated October 7, 2022, as evidenced by a Trustees' Certificate dated October 7, 2022, and recorded with the Worcester District Registry of Deeds in Book 68362, Page 212, with a usual mailing address of P.O. Box 421, Mendon, MA 01756,

With **QUITCLAIM COVENANTS**, three parcels of land on the easterly side of Millville Road and the southerly end of Myrtle Street in Mendon, Massachusetts described as follows:

PARCEL I

A certain parcel of land with the buildings thereon in Mendon, Massachusetts situated on the easterly side of Millville Road, and being shown on plan of land entitled "Plan of Land in Mendon, Mass." dated October 15, 1987, by Salvetti Surveying and Engineering Assoc., which plan is recorded with the Worcester District Registry of Deeds in Plan Book 593, as Plan 1. The premises are more particularly bounded 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 Richard L. Childs and Patricia Childs;

THENCE N. 55° 04' 41" W., 16.02 feet to a point;

THENCE N. 87° 33' 08" E., 67.38 feet to a point;

THENCE N 88° 33' 30" W., 76.66 feet to a point;

THENCE N. 87° 29' 42" E., 74.49 feet to a point;

THENCE N. 88° 36' 53" E. 165.31 feet to a point;

THENCE N. 79° 35' 52" W., 24.20 feet to a drill hole in a stone wall, the last six courses being by Parcel III described herein below. Said point being the most northeasterly corner of the parcel herein conveyed;

THENCE S. 00° 12' 03" E., 250.00 feet to a point;

THENCE S. 89° 36' 31" W., 388.14 feet to a point, the last two courses being by Parcel II described herein below;

THENCE N. 01° 07' 23" W., 113.30 feet to a point;

THENCE N. 06° 59' 41" W., 118.60 feet to a point;

THENCE S. 72° 56' 25" W., 137.64 feet to a point;

THENCE S. 63° 38' 38" W., 182.04 feet to a point;

THENCE S. 64° 51' 25" W., 166.98 feet to a point;

THENCE S. 67° 56' 12" W., 70.72 feet to a point;

THENCE S. 80° 21' 20" E., 165.31 feet to a point, the last seven courses being by land now or formerly of David B. & Jane 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, more or less, according to said plan.

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

PARCEL II

The land shown on a plan entitled "Plan of and in Mendon, Mass., dated August 18, 1988, and recorded in the Worcester District Registry of Deeds in Plan Book 616, as Plan 93. The premises are more particularly bounded and described as follows:

Beginning at a point southwesterly of the southerly end of Myrtle Street which point is the northeasterly corner at Parcel I described hereinabove and the southeasterly corner of Parcel III described hereinbelow;

THENCE N. 4° 29' 46" W., 12.51 feet by Parcel III to a point;

THENCE N. 39° 17' 20" E., 144.26 feet partially by Parcel III to a point;
 THENCE N. 45° 32' 23" E., 56.14 feet to a point;
 THENCE N. 40° 49' 14" E., 135.81 feet to a drill hole at the corner of walls;
 THENCE S. 28° 31' 11" E., 541.90 feet to a drill hole at the corner of walls;
 THENCE S. 42° 04' 46" W., 366.46 feet to a drill hole at the corner of walls;
 THENCE S. 85° 08' 05" W., 57.77 feet to a drill hole at the corner of walls;
 THENCE S. 84° 46' 28" W., 335.23 feet to a drill hole in a stone wall;
 THENCE S. 78° 09' 28" W., 46.29 feet to a point;
 THENCE N. 79° 43' 45" W., 9.01 feet to a point;
 THENCE S. 79° 39' 31" W., 23.83 feet to a point;
 THENCE S. 69° 35' 51" W., 22.36 feet to a drill hole in a stone wall;
 THENCE S. 77° 19' 57" W., 103.50 feet to a point;
 THENCE N. 89° 43' 59" W., 20.59 feet to a drill hole in a stone wall;
 THENCE N. 2° 35' 10" W., 169.97 feet to a drill hole in a stone wall;
 THENCE N. 0° 10' 51" W., 137.46 feet to a point;
 THENCE N. 89° 36' 31" E., 388.14 feet to point;
 THENCE N. 0° 12' 03" W., 250.00 feet to a drill hole at the point of beginning, the last two courses being by Parcel I.

Containing 7.895 acres of land more or less according to said plan.

PARCEL III

A certain tract or parcel of land, with the buildings thereon, situated at the southeasterly end of a proposed road now known as Myrtle Street in said Mendon, which proposed road is 40 feet in width and whose center line is located as follows:

Beginning at a point in the southeasterly line of Millville Road, which point is 282 feet distant S. 60° W. of a drill hole at the end of a stone wall and land of one Wiersma, formerly of one Millis, and which point is also 299.05 feet distant S. 60° W. of a Worcester County highway

bound; thence S. 30° E., 393 feet to an iron pipe; the premises hereby conveyed being more particularly bounded and described as follows:

Beginning at an iron pipe at the most northerly corner of the granted premises and at the southeasterly terminus of the center line of said proposed road;

THENCE S. 60° W., 20 feet to an iron pipe;

THENCE continuing the same course by land now or formerly of one Arrand, 325 feet, more or less, to an iron pipe;

THENCE westerly by said Arrand land, 83 feet, more or less, to an iron pipe;

THENCE southerly by said Arrand land, 19 feet, more or less, to a drill hole in a stone wall;

THENCE S. 89° 55' E. in part by a stone wall, 425 feet, more or less by Parcel I to a point;

THENCE N. 12° 35' W. by stone wall, 11.40 feet by Parcel II to a point;

THENCE N. 39° 05' E. by stone wall, 49.5 feet by Parcel II to a drill hole in said stone wall;

THENCE N. 30° W. being the center line of said proposed road extended southeasterly 170.6 feet to the iron pipe at the point of beginning.

Together with a general easement in on, through, upon, over and under said proposed road.

There is also appurtenant to the above described premises as easement for street purposes in, on and over Lot 9A and 10A as shown on a plan dated October 31, 1967, recorded in Worcester Registry of Deeds Plan Book 315 as Plan 91, as conveyed by deed of Richard L. Childs, et ux, to Leslie C. Childs, et ux., dated December 8, 1967 and recorded with said Deeds in Book 4827, Page 408.

Meaning and intending to convey the same premises conveyed to the Grantors by deeds of Elizabeth J. Blenkhorn, Trustee of Childs Realty Trust dated August 31, 2011, and recorded with the Worcester District Registry of Deeds in Book 47788, Page 106, and Book 47788, Page 112.

Witness our hands and seals this 7th day of October, 2022.

James F. Tobin

 James Tobin

Karen Tobin

 Karen Tobin

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 7th day of October, 2022, before me the undersigned notary public, personally appeared James Tobin and Karen Tobin, personally known to me to be the persons whose name are signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Henry J. Lane

 Notary Public
 My Commission Expires:

