

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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Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

QUITCLAIM DEED

I, **Mark A. Cheschi, Trustee of the 132 Uxbridge Road Realty Trust**

For Consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant all of the right, title, and interest of the 132 Uxbridge Road Realty Trust, an unrecorded trust dated August 15, 2014, with trustee certificate recorded in Book 52831, Page 125, that being a remainder interest subject to a life estate created for the benefit of Joan E. Cheschi (now deceased) and Francis J. Cheschi, as created in deed recorded in the Worcester Registry of Deeds in Book 52831, Page 127, to **Francis J. Cheschi, individually, of 132 Uxbridge Road, Mendon, Massachusetts 01756**

WITH QUITCLAIM COVENANTS

PARCEL ONE

The land in said Mendon, Worcester County, Massachusetts, together with the buildings thereon, situated on the southerly side of Uxbridge Road, a Massachusetts State Highway, bounded and described as follows:

Beginning at the northeasterly corner of the premises herein described on the southerly line of said Uxbridge Road, said line being the 1950 relocation line, at an iron pin driven in the ground at the northwesterly corner of land now or formerly of Gerrit Folkerts et ux;

- THENCE S. 19° 45' E. with said Folkerts et ux., land 116.20 feet to drill hole in stone wall;
- THENCE S. 75° 15' W. with stone wall and land now or formerly of one Irons, 125 feet to drill hole in stone wall;
- THENCE N. 19° 58' W. by land now or formerly of Henry J. Bennett, et ux., 101.07 feet to stake at said relocation line of said road;
- THENCE N. 67° 17' E. with said line of said Road, 125 feet to the point of beginning.

Containing 13,550 square feet, more or less.

Meaning and intending to convey the same premises conveyed by deed dated May 4, 1972, recorded in the Worcester District Registry of Deeds in Book 5217, Page 241.

Property Address: 132 Uxbridge Road, Mendon, Massachusetts 01756
122 1 Uxbridge Road (Rear), Mendon, Massachusetts 01756

PARCEL TWO

The land in Mendon, Worcester County, Massachusetts (Route 16), shown as Lot #2 on a plan entitled "Survey of Land in Mendon, Mass. For Francis A. Irons et ux. dated July 29, 1983," filed with Worcester District Registry of Deeds, Plan Book 509, Plan 117, bounded and described as follows:

Beginning at the northeasterly corner of the lot hereby described on the westerly line of Lot #1 on said plan;

thence: S. 65° 47' 08" W. by Lot #4 on said plan 217.83 feet to a point;

thence: N. 24° 29' 03" W. partly by said Lot #4 and partly by Lot #3 on said plan, 110.00 feet to an iron pin as shown on said plan;

thence: N. 28° 34' 22" W. 100.00 feet to a point at a wall at grantees' other land;

thence: N. 65° 29' 15" E. by grantees' other land and along said wall, 124.95 feet to a drill hole in said wall;

thence: N. 66° 23' 15" E. along said wall, 55.02 feet to a drill hole in said wall;

thence: N. 66° 31' 42" E. still along said wall, 30.03 feet to a point at Lot #1 on said plan; the last two (2) courses being by land now or formerly of Rogers as shown on said plan;

thence: S. 28° 34' 22" E. 210.00 feet by said Lot #1 to the point of beginning.

Containing 1.022 acres, more or less, according to said plan.

Meaning and intending to convey the same premises conveyed by deed dated October 4, 1983, recorded in the Worcester District Registry of Deeds in Book 7969, Page 187.

WITNESS our hands and seals this 5th day of June 2017.

Mark A. Cheschi

Mark A. Cheschi, Trustee
132 Uxbridge Road Realty Trust

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 5, 2017

On this 5th day of June 2017, before me, the undersigned notary public, personally appeared ~~Francis J. Cheschi and~~ Mark A. Cheschi proved to me through satisfactory evidence of identification, which was photographic identification, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Paula A. Nedder

Notary Public: Paula A. Nedder
My Commission Expires March 6, 2020



Paula A. Nedder
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 6, 2020

ATTEST: WORC Anthony J. Vigliotti, Register