

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
 Date: 04/02/2024 11:00 AM
 Ctrl# Doc# 00023693
 Fee: \$.00 Cons: \$100.00

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

PROPERTY ADDRESS: 132 Uxbridge Road, Mendon, MA 01756

QUITCLAIM DEED

We, Bruce L. Clifton and Theresa A. Clifton as trustees of the Bruce L. Clifton Living Trust u/d/t dated March 27, 2020 of 54 George Street, Mendon, MA 01756

for consideration paid and in full consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS

Grant to the 132 Uxbridge Road LLC a limited liability company organized under the laws of the Commonwealth of Massachusetts, with a principal place of business of 54 George Street, 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 a drill hole in the stone wall;

THENCE S. 75° 15' W., with stone wall and land now or formerly of one Irons, 125 feet to a drill hole in stone wall;

THENCE N. 19° 58' W., by land now or formerly of Herny J. Bennet, et ux, 101.07 feet to a 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, 500 square feet, more or less.

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 217.863 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.

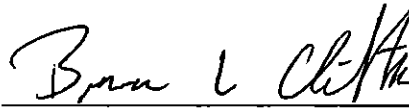
CONTAINING 1.022 acres more or less according to said plan.

Being the same premises conveyed to the grantor by deed recorded with the Worcester District Registry of Deeds in Book 68879, Page 94.


No title search was done in connection with the preparation and recording of this Deed.

Witness our hands and seals this 29th day of March, 2024.

Bruce L. Clifton Living Trust



By: Bruce L. Clifton, Trustee



By: Theresa A. Clifton, trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 29th day of March, 2024 before me, the undersigned notary public, personally appeared Bruce L. Clifton and Theresa A. Clifton as trustees of the Bruce L. Clifton Living Trust proved to me through satisfactory evidence of identification, which was a driver's license, 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.



Thomas J. Wickstrom, Notary Public
My Commission Expires: 09/23/2027

