



2018 00120885

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**QUITCLAIM DEED**

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 11/14/2018 11:46 AM  
Ctrl# 189849 10310 Doc# 00120885  
Fee: \$1,231.20 Cons: \$270,000.00

I, MARK A. TOWER, a married man, of 35 Brunnelle Dr., Rutland, Massachusetts,

**for full consideration paid of: TWO HUNDRED, SEVENTY THOUSAND DOLLARS (\$270,000.00)**

**grants to:** JOHN QUIRK, individually, of 14 B Park St., Mendon, Worcester County, Massachusetts

With Quitclaim Covenants:

The land in said Mendon, Worcester County, Massachusetts, more particularly described as follows:

Being all and the same premises conveyed to Liberatore Ferrielli et ux. By deed of Vinton E. White et ux., said Deed dated April 15, 1954, and recorded with Worcester District Registry of Deeds in Book 3586, Page 201, and being more particularly bounded and described therein as follows:

“Four certain parcels of land situated on the westerly side of Mendon Pond in said Mendon.

**The FIRST of said parcels** is that same land conveyed to said Henry W. Gaskill by Jesse A. Taft by deed dated December 24, 1900, recorded in Worcester District Deeds, Book 1667, Page 648, and described in said deed as follows:

BEGINNING at the northwest corner of the premises at the westerly abutment of a barway and at land of John T. Manson;

THENCE on said last named land, S. 85° 45' E., about forty-eight (48) feet to the shore of said Pond;

Property address: 6 Park St., Mendon, MA

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THENCE bounding easterly on the shore of said Pond, by various lines to a stake at land of Elizabeth O. Wood;

THENCE on said last named land, S. 83° 30' W., about eighty-nine (89) feet to a stake and stones;

THENCE on same land N. 1° 30' E., about one hundred twenty-seven and five-tenths (127.5) feet to the place of beginning.

**THE SECOND of said parcels** is that same land conveyed to said Henry W. Gaskill by Elizabeth O. Wood, by deed dated March 27, 1902 and recorded in Worcester District Deeds, Book 1714, Page 242, and described in said deed as follows:

BEGINNING at the northwesterly corner of the premises at a black birch tree at end of wall, on land of John T. Manson and at other land of Amy B. Gaskill;

THENCE on said Manson's land on the wall, S. 72° 30' E., one hundred forty (140) feet;

THENCE on said land S. 85° 45' E., twenty-two (22) feet to land of the grantors;

THENCE on said last named land, S. 1° 30' W., thirty (30) feet to a spike at other land of Amy B. Gaskill;

THENCE on said last named land N. 70° W., one hundred fifty-eight (158) feet, to a stake;

THENCE on same land, N. 22° 30' W. twenty (20) feet to the place of beginning.

**THE THIRD of said parcels** is that same land conveyed to said Henry W. Gaskill by Mary L. Wood, by deed dated October 22, 1923, and recorded in Worcester District Deeds, Book 2315, Page 499, and described in said deed as follows:

BEGINNING at the northeasterly corner of the granted premises at a stone bound on the shore of said pond and at other land of grantors;

THENCE, running S. 83° 30' W., with said grantors' other land 89 feet to a stone bound at other land of Amy B. Gaskill;

THENCE S. 0° 50' E., with said Amy B. Gaskill's other land 70 feet to a stake at the shore of said pond;

THENCE easterly and northerly with the shore of said pond to the point of beginning.

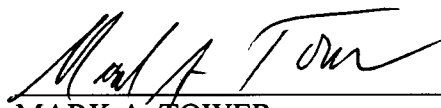
**THE FOURTH of said parcels** is a certain easement or right of way described in the Deed of John T. Manson to said Henry W. Gaskill, dated May 31, 1901, and recorded with Worcester District Deeds, Book 1606, Page 511, which contains a right to pass and repass with teams or otherwise from highway to grantors' and the ice house thereon.

The described tract over which said easement is granted contains .47 acres and is more fully described in said Manson Deed (Book 1686, Page 511) to which reference may be had for a more complete description."

Being all of the same premises conveyed to this Grantor by Deed of Marie A. Tower, Trustee of The Uphold Irrevocable Trust, dated November 18, 2010 and recorded with said Worcester Registry of Deeds in Book 47152, Page 198.

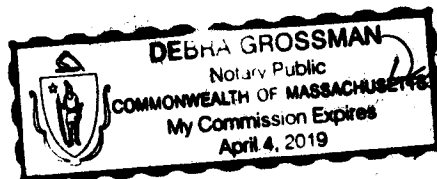
The Grantor named herein does hereby release all rights of homestead, if any, as set forth in MGL Ch. 188 and under the pains and penalties of perjury state there is no other person or persons entitled to any homestead protection.

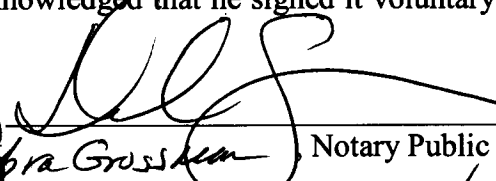
Witness my hand and seal, this 17<sup>th</sup> day of November, 2018.

  
MARK A. TOWER

COMMONWEALTH OF MASSACHUSETTS)  
County of Worcester ) SS.

On this 14<sup>th</sup> day of November, 2018, before me, Mark A. Tower, the undersigned Notary Public, personally appeared Mark A. Tower aforesaid, proved to me through satisfactory evidence of identity, which was a valid Massachusetts Driver's License, to be the person whose name is signed on the preceding document and acknowledged that he signed it voluntary for its state purpose.



  
Debha Grossman, Notary Public  
My Commission Expires: 4/4/19