



Bk: 62229 Pg: 110

Page: 1 of 2 04/17/2020 01:16 PM WD

QUIT CLAIM DEED

This Quit Claim Deed made the 27th day of March, 2020, by BRUCE L. CLIFTON and, THERESA A. CLIFTON, (formerly known as THERESA A. ROCHE) hereinafter called the Grantors, hereby grant and convey to BRUCE L. CLIFTON and THERESA A. CLIFTON, Trustees or their Successors of the Bruce L. Clifton Living Trust, Dated March , 2020, of 54 George Street, Mendon, MA 01756, Certificate of Trust recorded herewith at Book Page , hereinafter called the Grantees, for consideration paid and hereby acknowledged of One Dollar.

With quit claim covenants,

A certain parcel of land, with the buildings thereon, situated on the easterly side of Providence Road, a Worcester County Highway, in said Mendon, and being more particularly bounded and described as follows:

Beginning at the southwesterly corner of the premises herein described, on the easterly line of said Road, said point of beginning being 132.74 feet northwesterly from a Worcester County Highway Bound, measured along the easterly line of said Road,

THENCE N. 69° 26' 20" E. with land now or formerly of Erle F. Gaskill, 102 feet to drill hole in stone;

THENCE N. 21° 45' 50" E. with land of said Gaskill, 73.62 feet to a point at a corner;

THENCE S. 84° 52' 50" W. with land now or formerly of George M. Phillips, 155.50 feet to the easterly line of said Road;

THENCE S. 19° 33' 40" E. with said Road, 95.84 feet to the point of beginning.

Containing 9,992 square feet and being shown on plan entitled land of Mendon, Mass, Erle F. Gaskill, et ux. - Owner, Scale 1" = 20', May, 1957, Milton C. Taft, Civil Engineer, Uxbridge, Mass., filed with Worcester District Registry of Deeds, Plan Book 225, Plan 122.

Said premises are conveyed subject to rights and easement to American Telephone and Telegraph under Grant dated July 12, 1904, recorded with said Deeds, Book 1793, Page 243.

Being the same premises described in deed of Gary M. Smith and Jay F. Rizoli, to Bruce L. Clifton and Theresa A. Roche, dated June 26, 1987, and recorded at Worcester District Registry of Deeds at Book 10590, Page 393.

Return To: Mr & Mrs. Clifton
54 George Street
Mendon, MA 01756

40 Providence Road, Mendon, MA

Witness our hands and seals this 27th day of March, 2020

Bruce L. Clifton
 BRUCE L. CLIFTON, GRANTOR

Theresa A. Clifton
 THERESA A. CLIFTON, GRANTOR
 formerly known as THERESA A. ROCHE

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

Date: 3-27-2020

On this 27 day of March, 2020, before me, the undersigned notary public, personally appeared BRUCE L. CLIFTON and THERESA A. CLIFTON, (formerly known as THERESA A. ROCHE) and proved to me through satisfactory evidence of identification, which were driver's licenses, 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.

Karen A. O'Grady
 Notary Public
 My Commission expires:

