

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# 00023691
 Fee: \$.00 Cons: \$100.00

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

QUITCLAIM DEED

Bruce L. Clifton and Theresa A. Clifton as trustees of the Bruce L. Clifton Living Trust, dated March 27, 2020, see trustee certificate recorded herewith, of 54 George Street, Mendon, Ma

for consideration paid and in full consideration of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS

Grant to 40 Providence Road LLC a Massachusetts Limited Liability company with an address of 54 George Street, Mendon, Ma

WITH QUITCLAIM COVENANTS

A certain parcel of land, with the buildings thereon situate don the easterly side of Providence Road, a Worcester County Highway, in said Menon, 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, wit land of said Gaskill, 73.62 feet to a point at a corner;

Thence S. 84° 52' 50" W. with land nor 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 Mess, 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 premise are conveyed subject to rights and easement to American Telephone

PROPERTY ADDRESS: 40 Providence Road, Mendon MA 01756

and Telegraph under Grant dated July 12, 1904 recorded with said Deeds, Book 1793, Page 243.

Being the same premises conveyed to the Bruce L. Clifton Living Trust, trust by deed of Bruce L. Clifton and Theresa A. Clifton recorded with the Worcester District Registry of Deeds in Book 62229, Page 110.

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

Witness our hands and seals this 25th day of March, 2024.

Bruce L. Clifton Living Trust Trust

Bruce L. Clifton
 Bruce L. Clifton, Trustee

Theresa A. Clifton
 Theresa A. Clifton, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On 25th day of March, 2024, before me, the undersigned notary public, personally appeared Bruce L. Clifton and Theresa A. Clifton, Trustees of the Bruce L. Clifton Living Trust, trust, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the people whose names are signed on this document and acknowledged to me that they signed it as trustees for its stated purpose

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

