



Bk: 46916 Pg: 276
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PROPERTY ADDRESS: 52 Washington Street, Mendon, MA

QUITCLAIM DEED

125/a

I, THOMAS P. GUERRA, of Mendon, Worcester County, Massachusetts

In consideration paid of One and 00/100 DOLLAR (\$1.00), paid

Grant to THOMAS PHILIP GUERRA, JR. and KINDRA POWERS, as TRUSTEES OF THE THOMAS P. GUERRA FAMILY TRUST AGREEMENT, a trust under Declaration of Trust dated 1 January, 2011 and more particularly set forth in an abstract of trust contained in a Trustees Certificate recorded herewith in Book 46916, Page 272 with a usual mailing address of: 520 Old Post Road, Tolland, CT 06084

WITH QUITCLAIM COVENANTS:

The land in Mendon, Worcester County, Massachusetts on the westerly side of Washington Street and being more particularly bounded and described as follows:-

BEGINNING at the Northeasterly corner of the granted premises at a point on the Westerly side of Washington Street distant two hundred seventy (270) feet southerly from a stone wall at the Southeasterly corner of land of Roland A. Kinsley et ux., thence running

WESTERLY by land of Silas E. Ames, et ux., four hundred seventy-five (475) feet to a stake and stones for a corner; thence turning and running

SOUTHERLY by other land of said Ames, et ux., two hundred thirty (230) feet to a stake and stones for a corner; thence turning and running

EASTERLY by other land of said Ames, et ux., on a line parallel with the Northerly boundary of the granted premises, four hundred seventy-five (475) feet to Washington Street; thence turning and running

RETURN TO: JOSEPH C. COVE, ESQ.
P.O. BOX 390
LUXBRIDGE, MA 01589

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NORTHERLY on Washington Street, two hundred thirty (230) feet to the point of beginning.

For grantors title see deed from Dorina Inglesi to Thomas P. Guerra and Ruth M. Guerra dated 16 October, 1967 and recorded with the Worcester District Registry of Deeds in Book 4799, Page 157.

Subject to real estate taxes assessed but not yet due and payable.

Witness my hand and seal this 1st day of January, 2011.

Thomas P. Guerra
THOMAS P. GUERRA

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 1st day of January, 2011, before me, the undersigned notary public, personally appeared, Thomas P. Guerra, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) signed it voluntarily for its stated purpose.

Joseph C. Cove
Notary Public
Seal of Notary
My Commission Expires: _____

