



Bk: 47431 Pg: 36
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Quitclaim Deed

We, **Kindra Powers** of Hopedale, Worcester County, Massachusetts and **Thomas Philip Guerra Jr.** of Tolland, Tolland County, Connecticut, **as Trustees of the Thomas P. Guerra Family Trust Agreement**, an unrecorded trust, u/d/t dated January 1, 2011

In consideration of **Three Hundred Forty Five Thousand Dollars and 00/100 (\$345,000.00)**

Grant to **Joyce L. Firth, Individually**
Of **52 Washington Street, Mendon, Worcester County, Massachusetts**

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, 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

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

Said premises are conveyed subject to and with the benefit of easements, reservations, restrictions and rights of way of record so far as the same are now in force and applicable.

For Grantor's Title, see Deed of Thomas P. Guerra dated January 1, 2011 and recorded at the Worcester County Registry of Deeds in Book 46916, Page 276.

WITNESS this 26th day of May, 2011.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/26/2011 03:41 PM
Ctrl# 102530 14102 Doc# 00051633
Fee: \$1,573.20 Cons: \$345,000.00

52 Washington St, Mendon MA

RM 3

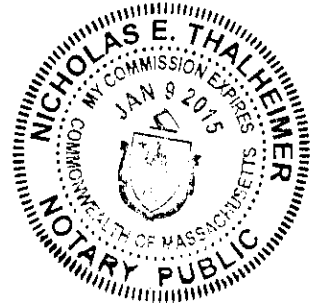
Kindra Powers Trustee
Kindra Powers, as Trustee
Of Aforesaid

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 26 day of May, 2011, before me, the undersigned notary public, personally appeared **Kindra Powers, Trustee of the Thomas P. Guerra Family Trust Agreement** and proved to me through satisfactory evidence of identification, which was a MA D.L., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of said Trust Agreement.

[Signature]
Notary Public:
My Commission Expires:



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WITNESS this _____ day of May, 2011.

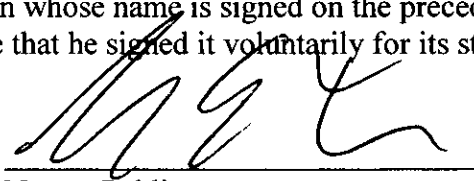


Thomas Philip Guerra Jr., as Trustee
Of Aforesaid

COMMONWEALTH OF MASSACHUSETTS

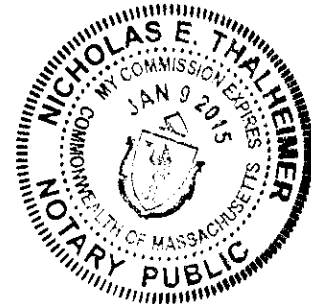
Worcester County, ss

On this 26 day of May, 2011, before me, the undersigned notary public, personally appeared **Thomas Philip Guerra Jr., Trustee of the Thomas P. Guerra Family Trust Agreement** and proved to me through satisfactory evidence of identification, which was a MA D.C., 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 on behalf of said Trust Agreement.



Notary Public:

My Commission Expires:



*** This space is intentionally left blank***