



QUITCLAIM DEED

I, John S. Hogarth, a/k/a John S. Hogarth Jr., and who signs as John S. Hogarth, of Mendon, Worcester County, Massachusetts, being unmarried,

For and in consideration of the sum of One Dollar (\$1.00), paid;

GRANT to Andrea D. Hogarth, Trustee of The Hogarth 8 Elm Street Nominee Trust, under Declaration of Trust dated 9/21, 2022 and recorded with the Worcester District Registry of Deed in Book 68840 Page 383 having a mailing address of P.O. Box 158, Mendon MA 01756, with QUITCLAIM COVENANTS,

Two certain tracts or parcels of land, with buildings thereon, situated on the easterly side of Elm Street in Mendon, Worcester County Massachusetts and being more particularly bounded and described as follows:

Parcel One

BEGINNING at a stone bound at the northwesterly corner of the granted premises on the easterly side of said Elm Street and at land formerly of one Taft;

Thence N. 85° E. by said Taft land 162.36 feet to a drill hole at the intersection of stone walls;

Thence S. 13° 24' E. by a stone wall and land formerly of one Davenport 76.89 feet to a drill hole in said stone wall;

Thence S. 84° 18' W. 64.71 feet to a stake;

Thence S. 57° 10' W. 54.88 feet to a stake;

Thence S. 87° 58' W. 54.70 feet to a stake in the easterly line of said Elm Street,

The last three courses bounding on other land of grantor; and thence N. 8° 15' W. by said Elm Street 100.0 feet to the stone bound at point of beginning.

Said Parcel One is shown on a Plan of land entitled "Land in Mendon Mass. Deed to John S. Jr and Gloria M. Hogarth by May E. Brown dated November 21, 1959" and recorded in Plan Book 247 Pan 32.

8 Elm St. Mendon

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Parcel Two

Beginning at a point in the easterly line of Elm Street at the southwesterly corner of land now of one Hogarth;

Thence N. 87° 58' E. by said Hogarth's other land, 54.70 feet to an iron pipe;

Thence S. 80° 13' W. by land formerly of one Goss, formerly of the Estate of May E. Brown, 54.42 feet to an iron pipe at Said Elm Street; and

Thence N. 8°15'W. by said Elm Street, 7.40 feet to the point of beginning.

Said Parcel Two is shown on plan of land entitled "Land in Mendon, Mass., Estate of May E. Brown, dated Nov. 19, 1963" and recorded in Plan Book 280 Plan 86.

Parcel One and Two being a portion of the premises described in deed dated November 18, 1930 and recorded Book 2533 Page 319.

Said conveyance is subject to mortgages of record if in force and effect.

Said conveyance is subject to Sewer Easement recorded in Book 64852 page 24.

This instrument creates no new boundaries.

For Grantor's title see deeds recorded Worcester District Registry of Deeds Book 4110 Page 422 and Book 4465 page 567 and Death Certificate Gloria M. Hogarth Book 68840 Page 381.

WITNESS my hand and seal this 21ST day of SEPT, 2022.

John S Hogarth
John S. Hogarth

[Notary appears on next page]

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 21st day of SEPT. 2022 before me, the undersigned notary public, personally appeared John S. Hogarth, proved to me through satisfactory evidence which was ___ photographic identification with signature issued by a federal or state governmental agency, ___ oath or affirmation of a credible witness, ~~XXX~~ personal knowledge of the undersigned, to be the person whose name is signed above or attached to the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

Seal of Notary



My Commission expires: 8/18/28

