

## QUITCLAIM DEED

**Barbara-Lee Gokey, Trustee of the 3 Tower Road Realty Trust, under Declaration of Trust dated February 24, 2004 and recorded with Worcester District Registry of Deeds in Book 36730, Page 116, with an address of 3 Tower Road, Mendon, MA, for consideration paid, and in full consideration of Seven Hundred Sixty-Five Thousand (\$765,000.00) Dollars, grants to Forest Brook Farm, LLC, of 842 Edmands Road, Framingham, Massachusetts,**

*with QUITCLAIM COVENANTS*

**FIRST:** A certain tract of land situated on the northwesterly side of Tower Road in Mendon, together with a small tract on the southeasterly side of said Tower Road and being shown together with a small tract on the southeasterly side of said Tower Road and being shown on a plan of land entitled "Plan of Land in Mendon, Mass. Property of: Joseph R. and William E. Brown Scale 1" – 60', April 1, 1966, Schofield Brothers Registered Land Surveyors, 48 Park Street, Framingham, Mass., 121 East Main Street, Milford, Mass." And bounded and described on said plan as follows:

See Plan Book 300, Plan 124 recorded with Worcester District Registry of Deeds.

Beginning at the easterly corner of the larger tract on the northwesterly side of said Tower Road at a point in a stone wall;

Thence S. 49° 39' 37" W. 61.06 feet to a drill hole in a wall;

Thence same course 97.84 feet to an angle in the said road;

Thence S. 37° 15' 38" W. 125.94 feet to a corner of said road;

Thence N. 41° 24' 00" W., 83.57 feet to a drill hole set in the wall;

Thence S. 80° 34' 31" W., along said wall, 316.47 feet to a drill hole set in the said wall;

Thence same court, 139.17 feet to a drill hole set in said wall;

Thence same course, 163.41 feet along said wall;

Thence S. 78° 51' 00" W. 327.67 feet to a drill hole set in a ledge;

Thence S. 45° 11' 47" W. 275.25 feet to a drill hole bound as shown on said plan;

Thence N. 12° 38' 54" W. along land now or formerly of Justin A. & Carice D. Southwich, 739.56 feet to a stake set in a stone pile;

Thence N. 87° 53' 36" E. 685.25 feet to a drill hole set in a wall;

Thence N. 08° 46' 45" W. 145.03 feet to the southerly side of a bar way as shown on said plan;

Property Address: 3 Tower Road, Mendon, MA

Thence N. 57° 50' 33" E. along a barbwire fence, 362.63 feet to a corner;  
Thence S. 62° 47' 10" E. 306.90 feet to a drill hole set in corner of walls;  
Thence S. 36° 18' 47" E. 158.69 feet to a drill hole in said wall;  
Thence S. 35° 17' 32" E. 150.74 feet to a drill hole set in said wall;  
Thence S. 36° 29' 47" E. 159.81 feet to a drill hole in said wall;  
Thence S. 19° 56' 12" E. 68.32 feet to the point of beginning.

Said area consisting of 19.46 acres or 847,563 square feet, more or less.

Said granted premises in Parcel #1 being shown as Parcel "A3" and "A1" in a deed of Joseph R. Brown, et al to Chryslerville, Inc., which, however, erroneously stated that Parcel "A1" was supposed to contain about  $\frac{3}{4}$  acres, when in fact the same contains 14 acres-20 rods more or less, all as shown in an earlier deed of Sarah Taft et al to Joshua Garside dated March 21, 1865 and recorded in said Registry, Book 702, Page 464.

**SECOND:** A certain parcel of land situated in the Town of Mendon containing about 1  $\frac{1}{2}$  acres and bounded and described in the first paragraph of said Rose A. Berard deed to Joseph R. Brown et al as follows:

"Land in the Town of Mendon, being the same premises described as Parcel "B" in a deed from Philomene Archambault to Henri DesRoschers, dated December, 1927, and recorded with Worcester County Registry of Deeds, Book 2457, Page 215, and supposed to contain about one and one-half acres."

**THIRD:** A certain parcel of land situated in the Town of Mendon and containing about  $\frac{3}{4}$  acres and bounded and described in the fifth paragraph of said Rose A. Bedard deed to Joseph R. Brown et al as follows:

"Land in the Town of Mendon, being the same premises described as parcel "A2" in a deed from Philomene Archambault to Henri DesRochers, dated December, 1927, and recorded with Worcester County Registry of Deeds, Book 2457, Page 215 and supposed to contain about three-quarters of an acre."

Subject to a perpetual right and easement to granted to Steven J. Comolli and Kris A. Comolli in a Deed dated and recorded on May 28, 1999 at Worcester District Registry of Deeds at Book 21441, Page 378 to maintain, replace and repair a proposed leaching system, on land to be used in common with the Grantors and others, from time to time, entitled to use the same, that portion of the land owned by Grantors shown as Easement for Leaching System from land on southeast side of Tower Road, containing 7,445 square feet, more or less, as shown on an "Easement Plan for Gay Jackson and Barbara-Lee Gokey, Mendon, MA, April 1999 by Bibeault and Florenz Associates, Inc. Professional Land Surveyors, 117 Main Street, Woonsocket, Rhode Island." Said Plan recorded in Plan Book 742, as Plan 2 of 1999.

By her execution hereof, the Grantor hereby releases any and all rights of homestead or other interest she had or may have herein.

For title, see deed of William C. Gokey, Jr. and Barbara-Lee Gokey dated February 24, 2004 and recorded with Worcester District Registry of Deeds in Book 36730, Page 122.

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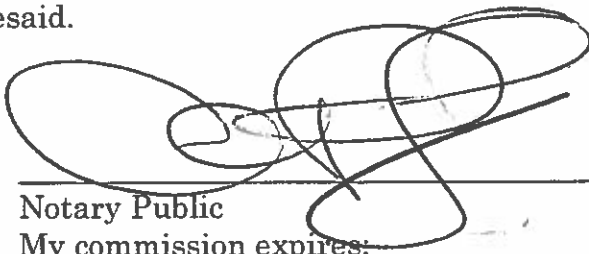
Witness my hand and seal this 17<sup>th</sup> day of June, 2020.

Barbara-Lee Gokey 6/17/2020  
Barbara-Lee Gokey, Trustee

**COMMONWEALTH OF MASSACHUSETTS**

County of Worcester

On this 17<sup>th</sup> day of June, 2020, before me, the undersigned notary public, personally appeared Barbara-Lee Gokey, Trustee, who proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, 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 as her free act and deed as trustee as aforesaid.

  
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Notary Public  
My commission expires:

