

mail to:
RODNE & MURPHY
P.O. Box 267
FRANKLIN, MA 02038
BK 30752 PG 111



Bk: 30752Pg: 111 Page: 1 of 2
Recorded: 07/11/2003 02:59 PM

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QUITCLAIM DEED

I, Joanne Spector as Guardian of Harold McEwen pursuant to a Petition of Guardianship filed at the Suffolk Probate Court, Docket # 02 P 1826 GI1 and by power of conferred by a license to sell dated June 19, 2003

of Cambridge, Middlesex County, Commonwealth of Massachusetts,

for consideration paid and in full consideration of Two Hundred and Twenty Thousand and 00/100 (\$ 220,000.00) Dollars

Grant to, Eric Hollander, individually

of 111 Daniels Street, Franklin, MA 02038

~~MASSACHUSETTS EXCISE TAX
Worcester District BOD #20 001
Date: 07/11/2003 02:59 PM
Ctrl# 005514 18626 Doc# 00183960
Fee: \$1,003.20 Cons: \$220,000.00~~

With continually quitclaim covenants

(description of property)

PARCEL ONE

a certain parcel of land together with all buildings thereon, situated on the easterly side of Woonsocket Road, so called, in Mendon Worcester County and bounded and described as follows:

Beginning at the northwesterly corner of the granted premises at land of W.J. Bullard and near the Woonsocket Road; thence easterly along a stonewall by said Bullard land to land of Maud B. Ripley; thence easterly in a straight line with said stonewall along said Ripley land to a stone wall at the land of Edward Vogel; thence southerly along a stonewall by said Vogel land to a drill hole in a stone; thence westerly along land of Martha Bailey to an apple tree about fifteen feet east of said Woonsocket Road; thence westerly to the Woonsocket road; thence northerly along said Woonsocket Road to the place of beginning.

For grantor's title see estate of Joseph McEwen located at the Worcester Probate Court Docket # 87 P 0689 EP1. Also see deed of Eleanor C. Manning to Joseph W. McEwen and Josephine McEwen dated May April 17, 1936 and recored at the Worcester egistry of Deeds Book 2665, page 259.

PARCEL TWO

the land in Mendon, Worcester County, Massachusetts, shown as lots A and B on Plan of Land in Mendon, Mass., dated 1936, Henry W. Gaskill, C. E., said plan recorded with Worcester District Deeds, Plan Book 89, plan 13.

Property address: 16 Cape Road, Mendon, MA 01756 and
38 Cape Road, Mendon, MA 01756
28-1 Cape Road, Mendon, MA

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Being a portion of the premises described in a foreclosure deed from Dean Co-operative Bank, mortgagee to Dean Co-operative Bank dated September 18, 1935, recorded with the Worcester District Deeds, Book 2651, page 225 and 226.

For grantor's title see estate of Joseph McEwen located at the Worcester Probate Court Docket # 87 P 0689 EP1. Also see deed of Dean Co-operative bank to Joseph W. McEwen and Josephine McEwen dated May 11, 1936 and recorded at the Worcester Registry of Deeds Book 2666, page 443.

Meaning and intending to convey all of the remaining real estate for Harold J. McEwen situated on Cape Road, Mendon, MA.

Witness my hand and seal this 10 day of July 2003

Joanne Spector as Guardian of Harold McEwen
Joanne Spector as Guardian of
Harold McEwen

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

Date: *July 10, 2003*

Then personally appeared the above named Joanne Spector as Guardian of Harold McEwen and acknowledged the foregoing instrument to be her free act and deed before me.

John J. Roche

, Notary Public
My Commission Expires:

JOHN J. ROCHE
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires May 31 2007

RECORDED
BY THE CLERK & DEPT
BOX 500

ATTEST: WORC. Anthony J. Vigliotti, Register