

101365

25MB

QUITCLAIM DEED

We, John David Banks and Pamela Joan Banks, of Mendon, Worcester, Worcester County, Massachusetts

for consideration paid and in full consideration of TWO HUNDRED FORTY-EIGHT THOUSAND (\$248,000.00) DOLLARS AND N0/100

grant to John D. Fiegenger and Nicole A. Fiegenger, husband and wife and tenants by the entirety, of 43 North Avenue, Mendon, Massachusetts 01756

WITH QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts as shown on a plan of land entitled "Plan of Land in Mendon, Mass. Owned by Albert J. Shaheen, Scale 1"=40' dated November 24, 1986 by Andrews Survey & Engineering, Inc., Uxbridge, MA. REVISED May 21, 1987 and recorded with the Worcester District Registry of Deeds Plan Book 586, Page 122, and further bounded and described as follows:

BEGINNING at a Worcester County Highway Bound on the northeasterly side of North Avenue opposite station 50+55.00;

THENCE by a curve to the right having a radius of 3970.00 feet for a distance of 149.45 feet to land now or formerly of Beliveau;

THENCE N. 35° 17' 96" E. 278.06 feet by said Beliveau land to a point;

THENCE N. 34° 15' 51" E. 21.94 feet to a point;

THENCE S. 58° 22' 39" E. 200.37 feet to a point;

THENCE S. 35° 17' 06" W. 300.00 feet to a point on the northeasterly side of North Avenue;

THENCE N. 59° 11' 25" W. 50.55 feet to the point and place of beginning.

CONTAINING 60,019.78 square feet of land, more or less, as shown on said plan.

SUBJECT to a thirty foot rounding easement s shown on said plan.

SUBJECT to a 10 foot wide grading easement along southeasterly side of said lot.

BEING the same premises conveyed in that certain Deed dated March 1, 1988 from Albert J. Shaheen to John David Banks and Pamela Joan Banks which was recorded in the Worcester District Registry of Deeds in Book 11218, Page 325.

LOC: 45 NORTH AVE., MENDON, MA 01756

98 JUL 17 PM 3:34

Francis A. Fitzpatrick, Jr.  
One Walpole Street  
Norwood, MA 02062

Francis A. Fitzpatrick, Jr.  
One Walpole Street  
Norwood, MA 02062

WITNESS our hands and seals this

17th

day of July, 1998.

John David Banks  
John David Banks

Pamela Joan Banks  
Pamela Joan Banks

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

July 17, 1998

Then personally appeared the above named John David Banks and Pamela Joan Banks and acknowledged the foregoing instrument to be their free act and deed, before me.

Thomas J. Wickstrom  
Thomas J. Wickstrom, Notary Public  
My Commission Expires: 12/16/1999

TAX  
CASH  
4091A148 14:22  
EXCISE TAX  
246.10.88  
120.88

DEEDS REC. 20  
WORCESTER  
07/17/98

ATTEST: WORC. Anthony J. Vigliotti, Register