

72951

QUITCLAIM DEED

2500 J

We, **JOHN D. FIEGENER** and **NICOLE A. FIEGENER**, of Mendon, Worcester County, Massachusetts

For Consideration Paid in the amount of **\$299,900.00**

Grant to **CHARLES A. ASHE** and **FRANCES M. ASHE**, husband and wife, as tenants by the entirety of ~~Holliston, Middlesex County~~, Massachusetts,  
45 North Avenue, Mendon 01756  
with **Quitclaim Covenants**

Prop. Address: 45 North Ave. Mendon

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 and 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 as shown on said plan.

Subject to a ten foot wide grading easement along the southeasterly side of said lot.

Being the same premises conveyed to us by deed of John David Banks and Pamela Joan Banks dated July 17, 1998 and recorded with Worcester Deeds, Book 20194, Page 389.

Return: Attorney Paul Abreu  
61 East Main St., Suite 1  
Norton, MA 02766

00 JUN 23 PM 1:30

WITNESS our hands and seals this 23 day of June, 2000.


WORCESTER  
DEEDS REG 20  
WORCESTER

CANCELLED  
000000 #1294

FEE \$1368.00

CASH \$1368.00

  
\_\_\_\_\_  
JOHN D. FIEGENER

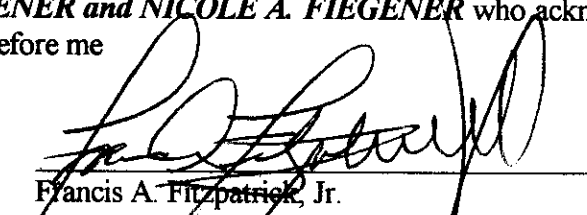
  
\_\_\_\_\_  
NICOLE A. FIEGENER

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

June 23, 2000

Then personally appeared **JOHN D. FIEGENER and NICOLE A. FIEGENER** who acknowledged the foregoing to be their free act and deed, before me

  
\_\_\_\_\_  
Francis A. Fitzpatrick, Jr.  
Notary Public  
My Commission expires: February 2, 2001

Grantee and Property Address:  
45 North Avenue  
Mendon, MA 01756

**ATTEST: WORC. Anthony J. Vigliotti, Register**