



QUITCLAIM DEED

We, CHARLES A. ASHE, and FRANCES M. ASHE, of Mendon, Worcester County, Massachusetts,

For Consideration Paid in the amount of \$413,000.00

Grant to Richard Fernandes and Jamie Fernandes, of Holden, Massachusetts, as husband and wife, tenants by the entirety,

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 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 60,109.78 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 D. Fiegenger and Nicole A. Fiegenger dated June 23, 2000 and recorded with the Worcester County Registry of Deeds in Book 22714, Page 080.

45 NORTH AVENUE, MENDON, MA.
PROPERTY + GRANTEES:

2

Paul
2

WITNESS our hands and seals this 15th day of August, 2009.



CHARLES A. ASHE




FRANCES M. ASHE

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

August 15th, 2009

On this 15th day of August, 2009, before me, the undersigned notary public, personally appeared Charles A. Ashe and Frances M. Ashe, proved to me through satisfactory evidence of identification, which were their Massachusetts Drivers Licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Jennifer Bockstahler
Notary Public
My Commission Expires: 1-18-13