

14557

MASSACHUSETTS QUITCLAIM DEED

25.00
J

I, JULIE NOONAN, of Mendon, Worcester County, Massachusetts being married, for consideration paid of SEVENTY THOUSAND (\$70,000.00) DOLLARS AND 00/100ths

grant to EARL BERTHIAUME of P.O. Box 223, Medway, Massachusetts with quitclaim covenants

A certain parcel of land situated on the easterly side of North Avenue, Mendon, Worcester County, Massachusetts being shown as Lot 57 Parcel "A" on a plan entitled "Plan of Land in Mendon, Mass. prepared for R. Christopher Noonan, Scale: 1" = 40' dated October 10, 1996 by Andrews Survey & Engineering, Inc." and recorded prior hereto in Plan Book 712, Plan 95 and bounded and described as follows:

Beginning at the most westerly corner of said Lot 57 by land now or formerly of John C. & Cheryl Lemon,

- THENCE N41° 31' 20" W, 165.44 feet;
- THENCE N41° 17' 05" E, 418.13 feet;
- THENCE S51° 26' 36" E, 150.00 feet;
- THENCE S24° 56' 32" W, 205.00 feet;
- THENCE N67° 21' 15" W, 109.21 feet;
- THENCE S25° 39' 12" W, 222.93 feet to the point of beginning.

Being a portion of the premises conveyed to the grantor by deed of Frances M. Harde dated November 20, 1987 and recorded with said Worcester Registry of Deeds at Book 11033 Page 192.

WITNESS my hand and seal this 13th day of February, 1997.



JULIE NOONAN

Property Address: Lot 57, Parcel A, North St., Mendon, MA

97 FEB 13 PM 1:56

THE COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

February 13, 1997

Then personally appeared the above named JULIE NOONAN and acknowledged the foregoing act and deed before me

Christine H. Burke

CHRISTINE H. BURKE, Esquire

Notary Public

My Commission Expires:

March 2, 2000

slat

DEEDS REG 20
WORCESTER

02/13/97

TAX 319.20
CASH 319.20

4378A140 13:42
EXCISE TAX

VIGNONE & VIGNONE
14 COMMON STREET
WRENTHAM, MA 02093

ATTEST: WORC. Anthony J. Vigliotti, Register