



BK31005PG055

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

Bk: 31005 Pg: 55 Page: 1 of 1  
Recorded: 07/30/2003 10:07 AM

*pl*

*EM* Susan J. DeCoster also known as susan J. DeCoster-Buxton  
of 69 Mowry Street, Mendon worcester County, Massachusetts,

being ~~un~~married, for consideration paid, and in full consideration of nominal consideration  
OF \$1.00 (ONE DOLLAR)

grant to Susan J. DeCoster-Buxton, Jennifer E. DeCoster and Daniel F. \*  
DeCoster as joint tenants with rights of survivorship  
of 69 MOWRY STREET, MENDON, MASS. with quitclaim covenants

the land in

A certain tract or parcel of land situated on the easterly side of Mowry Street in Mendon, ~~XXXXXXXXXXXXXXXXXXXX~~ Massachusetts, Worcester County and being shown as Lot 4 on a plan entitled, "Land of Arthur J. Ober, Jr. and Curtiss K. Chapman in Mendon, Mass. "Scale 1" - 60' dated September 13, 1985 by Andrews Survey & Engineering, Inc., Uxbridge, Massachusetts, said plan recorded in Worcester District Registry of Deeds, Plan Book 542, Plan 124 and being more particularly bounded and described according to said plan as follows:

COMMENCING at a drill hole on the easterly side of Mowry Street at land now or formerly of Irons;  
THENCE N. 08 26' 02" W. by the easterly side of Mowry Street 201.20 feet to a point at Lot 3 as shown on said plan;  
THENCE S. 58 26' 02" E. 40.00 feet to a point;  
THENCE N. 80 16' 21" E. 663.56 feet to a point at land now or formerly of Austin A. and Augusta Labastie, the two previous courses being bounded by said Lot 3;  
THENCE S. 22 51' 20" W. by said Labastie land 385.00 feet to a fence post in a meadow at land now or formerly of Irons;  
THENCE N. 58 01' 51" W. 238.47 feet to a point;  
THENCE N. 84 13' 20" W. 62.00 feet to a point;  
THENCE S. 00 32' 40" W. 25.62 feet to a point;  
THENCE S. 80 11' 40" W. 248.45 feet to a drill hole on the easterly side of Mowry Street at the point of beginning, the previous four (4) courses being bounded by land of Irons.

Said premises are conveyed subject to an easement to New England Power Company as shown on said plan as recited in instruments dated Novmber 1, 1924 and April 18, 1927 recorded in Worcester District Registry of Deeds in Book 2352, Page 591 and Book 2435, Page 41, respectively

Being the same premises conveyed from Frank R. DeCoster and Susan J. DeCoster to Susan J. DeCoster dated February 13, 1992, recorded in the Worcester REgistry of Deeds in Book 13988, Page 21

Witness ~~my~~ hand and seal this 13<sup>th</sup> day of June 2003

*Susan J. DeCoster*  
SUSAN J. DECOSTER, GRANTOR

The Commonwealth of Massachusetts

Worcester ss.

June 13 2003

Then personally appeared the above named SUSAN J. DECOSTER

and acknowledged the foregoing instrument to be her free act and deed before me

*Robin A. Macione*  
ROBIN A. MACIONE Notary Public — Justice of the Peace

My commission expires 2/6/09 19

(\*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

PROPERTY ADDRESS: 69 MOWRY ST. MENDON, MA 01756

ATTEST: WORC. Anthony J. Vigliotti, Register