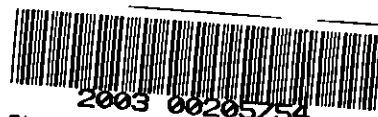


Return To:
Residential Title & Escrow Services, Inc.
112 Turnpike Road, Suite 102
Westboro, MA 01581

QUITCLAIM DEED



Bk: 31057 Pg: 69 Page: 1 of 2
Recorded: 08/01/2003 10:47 AM

I, **FRANCES A. ROY**

of Mendon, Worcester County, the Commonwealth of Massachusetts

in consideration of \$160,000.00 (One Hundred Sixty Thousand and NO/100ths)

GRANT to **ERIC SIMPSON and MICHELLE CHASTENAY-SIMPSON**, both

of 32 Park Street, Mendon, Worcester County, the Commonwealth of Massachusetts

with *quitclaim covenants*

The land in said Mendon, with the buildings thereon, situated on the easterly side of Park Street, bounded and described as follows:

Beginning at the most westerly corner of the premises herein described on the easterly side of said Street, which point of beginning is 447 feet, more or less, northerly from land, now or formerly of one Daniels;

- thence N. 17° 35' E. with said Park Street, 115.38 feet to corner of walls;
- thence S. 59° 43' E. with stone wall, 179.45 feet to drill hole in wall;
- thence S. 34° 40' W., 88.84 feet to a stake;
- thence N. 55° 20' W., 62.14 feet to a stake;
- thence S., 34° 40' W. , 35.07 feet to a stake;
- thence N. 55° 20' W., 82 71 feet to stake at the point of beginning; the last five (5) courses bounding on land of George A Daige et ux;

Subject to reservations to George A Daige et ux, their heirs and assigns the right to use and maintain underground drain from a point approximately 30 feet southerly from said drill hole in wall at the most easterly corner of the described premises and extending to said Park Street approximately 180 feet and terminating at a point approximately 10 feet southerly of said corner of walls, with the right to repair and replace said underground drain.

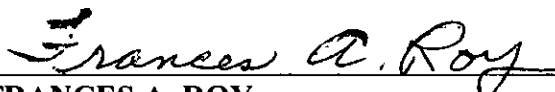
Being all and the same premises conveyed to this grantor by deed of Raymond T. Roy, dated March 2, 1974, recorded in the Worcester District Registry of Deeds in Book 5446, Page 74.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/01/2003 10:47 AM
Ctr# 008557 10789 Doc# 00205754
Fee: \$729.60 Cons: \$160,000.00

Property Address: 32 Park Street, Mendon, MA 01756

BK31057PG070

Executed as a sealed instrument this 31st day of July, 2003.



FRANCES A. ROY

The Commonwealth of Massachusetts

Worcester, ss.

Date: July 31, 2003

Then personally appeared before me the above named **Frances A. Roy** and acknowledged the foregoing instrument to be her free act and deed.


PACIFICO M. DeCAPUA, JR.
Notary Public
My commission expires: Sept. 10, 2004

ATTEST: WORC. Anthony J. Vigliotti, Register