



Bk: 33352 Pg: 97 Doc: DEED
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Quitclaim Deed

We, **SUSAN J. DECOSTER-BUXTON, JENNIFER E. DECOSTER and DANIEL F. DECOSTER** all of Mendon, Worcester County, Massachusetts

in consideration of **LESS THAN ONE HUNDRED (\$100.00) DOLLARS, PAID**

grant(s) to **SUSAN J. DECOSTER-BUXTON and JENNIFER E. DECOSTER** as joint tenants and not as tenants in common both of **69 Mowry Street, Mendon, Massachusetts 01756**

with **quitclaim** covenants

A certain tract or parcel of land situated on the easterly side of Mowry Street in Mendon, Worcester County, Massachusetts and being shown as Lot 4 on a plan entitled, "Land of Arthur J. Ober, Jr. and Curtiss K. Chapman in Mendon, Mass. "Scale I" - 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;

PROPERTY ADDRESS:

69 Mowry Street
Mendon, MA 01756

Return To:
Richard A. Villani, Esq.
P.O. Box 326
Milford, MA 01757

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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 November 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 and all the same premises conveyed to us by Deed of Susan J. DeCoster dated June 13, 2003 recorded with the Worcester District Registry of Deeds in Book 31005, Page 55.

Executed as a sealed instrument this 19th day of April, 2004.

Susan J. DeCoster-Buxton
 SUSAN J. DECOSTER-BUXTON

Jennifer E. DeCoster
 JENNIFER E. DECOSTER

Daniel F. DeCoster
 DANIEL F. DECOSTER

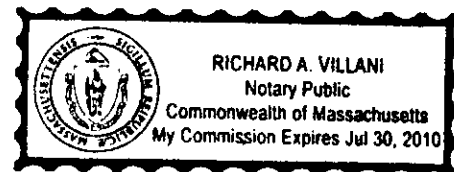
Commonwealth of Massachusetts

Worcester, SS:

April 19, 2004

Then personally appeared the above-named Susan J. DeCoster-Buxton, Jennifer E. DeCoster and Daniel F. DeCoster, proved to me through satisfactory evidence of identification MA to be the person(s) whose name is signed on the preceding or attached document and Drivers acknowledged that they signed it voluntarily for its stated purpose. License

Richard A. Villani
 Richard A. Villani
 Notary Public
 My commission expires 07/30/10



ATTEST: WORC. Anthony J. Vigliotti, Register