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2006 00017163

Bk: 38335 Pg: 398 Doc: DEED
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QUITCLAIM DEED

John S. Grenga, II, of Mendon, Massachusetts

in consideration of Three Hundred Twenty Thousand And 00/100 Dollars
(\$320,000.00)

grant to Matthew T. Bonina, individually,

of 46 Pleasant Street, Mendon, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS

A certain parcel of land located on Pleasant Street and on Poor Farm Road so called, in the Town of Mendon, bounded and described as follows:

MENDON
ST
PLEASANT
46

BEGINNING at the corner of Pleasant Street, and Poor Farm Road also called Asylum Street also called Butler Street in the Town of Mendon at an iron pin;

THENCE S. 16° 21' W. 10.50 feet to an iron pin;

THENCE S. 63° 46' W. 46.43 feet to an iron pin;

THENCE S. 82° 53' W. 139.50 feet by and with said Poor Farm Road also called Butler Street;

THENCE continuing by and with said Poor Farm Road S. 76° 18' W. 213.14 feet to a marker;

THENCE N. 11° 54' W. 34.70 feet to land of the grantor;

THENCE by and with land now or formerly of one Arthur W. Robinson N. 62° 28' E. 216.80 feet;

THENCE continuing N. 62° 18' E. by and with said Robinson land 166.70 feet to said Pleasant Street;

THENCE by and with said Pleasant Street S. 26° 52' E. 127.06 feet to the place of beginning.

Property Address:
46 Pleasant Street
Mendon, MA 01756

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/03/2006 12:31 PM
Ctrl# 047982 06214 Doc# 00017163
Fee: \$1,459.20 Cons: \$320,000.00

MAIL TO:
HOLLAND & SULLIVAN, P.C.
Attorneys at Law
P.O. Box 268
100 Pleasant Street
Mendon, MA 01757

Meaning and intending to convey Lot A and Lot B as shown on Plan of land sold by Arthur W. Robinson, Mendon, Mass., dated June 1952 drawn by F. J. Brennan, Surveyor, which plan is recorded with Worcester County (Worcester District) Registry of Deeds in Plan Book 187, Plan 9.

For title see deed dated July 7, 1997 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 19014, Page 39.

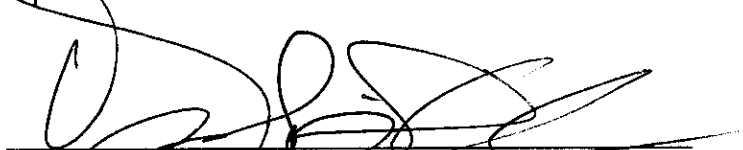
Witness my hand and seal this 3rd day of February, 2006.



John S. Grenga, II

COMMONWEALTH OF MASSACHUSETTS
Worcester, SS.

On this 3rd day of February, 2006, before me the undersigned Notary Public, personally appeared John S. Grenga, II, proved to me through satisfactory evidence of identification which was a Massachusetts Driver's License to be the person whose name is signed on the preceding document, and he acknowledged to me that he signed said document voluntarily for its stated purpose.


Dennis M. Sullivan, Notary Public
My Commission Expires: 03/24/2011

ATTEST: WORC. Anthony J. Vigliotti, Register