

Quitclaim Deed

I, Donald S. Koback, of Woonsocket, Providence County, Rhode Island 02895, in consideration of TWO HUNDRED AND FIVE THOUSAND and 00/100 Dollars (\$205,000.00) paid grant with QUITCLAIM COVENANTS to J. Thomas Vitalini, individually, of 70 Uxbridge Road, Mendon, Massachusetts 01756 the following described premises:

The land with the buildings thereon situated on the northwesterly side of Uxbridge Road in Mendon, Worcester County, Massachusetts and being shown as Lot 1 and Lot 2 on a plan entitled "Land in Mendon Henry J. Bennett, et ux, owner., June 1955" by Milton C. Taft recorded in Worcester District Registry of Deeds Plan Book 207, Plan 98, bounded and described as follows:

LOT ONE BEGINNING on the northwesterly side of Uxbridge Road at land now or formerly of Henry J. Bennett and at the southwesterly corner of Lot 1 on said plan;

THENCE North 31° 33' West a distance of 150 feet to land now or formerly of Francis W. Taylor et ux;

THENCE North 59° 10' East a distance of 105.2 feet to other land now or formerly of Francis W. Taylor et ux and to the northwesterly corner of Lot 2 on said plan;

THENCE South 29° 34' East a distance of 150 feet to the said Uxbridge Road;

THENCE South 58° 26' 50" West a distance of 57.04 to a Massachusetts Highway Bound;

THENCE continuing along the same course a distance of 42.97 feet still by said Uxbridge Road to the point of beginning.
Containing 15,776 square feet of land or less.

LOT TWO BEGINNING on the northwesterly side of Uxbridge Road and at the southerly corner of Lot 1 on said plan;

THENCE North 29° 34' West for a distance of 150 feet to land now or formerly of Francis W. Taylor et ux and at the northeasterly corner of Lot 1.

THENCE North 61° 23' East a distance of 100 feet to land now or formerly of Francis W. Taylor et ux to the northwesterly corner of Lot 3 on said plan;

THENCE South 29°34' East a distance of 150 feet to Uxbridge Road;

THENCE southwesterly along said Uxbridge Road a distance of 100.03 feet to the point of beginning.

Containing 14,968 square feet of land more or less.

Subject to an easement to the Commonwealth of Massachusetts described in instrument recorded in said Deeds Book 2556, Page 284.

Being the premises conveyed to this grantor by deed of Anabelle Koback recorded in the Worcester County Registry of Deed in Book 23424, Page 41.

PROPERTY ADDRESS: 119 UXBRIDGE ROAD, MENDON, MASSACHUSETTS 01756

GRANTEE ADDRESS: 70 UXBRIDGE ROAD, MENDON, MASSACHUSETTS 01756

Witness my hand and seal on August 21, 2003.



Bk: 32138 Pg: 399 Doc: DEED
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[Signature of Donald S. Koback]
Donald S. Koback

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/03/2003 12:32 PM
Ctrl# 011166 01037 Doc# 00292360
Fee: \$934.80 Cons: \$205,000.00

COMMONWEALTH OF MASSACHUSETTS

Providence, ss.

August 21, 2003

Then personally appeared before me, the above-named Donald S. Koback and acknowledged the foregoing instrument to be ~~his~~ free act and deed before me.

[Signature of Catherine M. Harrison]
Notary Public CATHERINE M. HARRISON
My commission expires: 8/27/07

MAIL TO: Atty F. NIRO
donaiddon2u.doc
PO Box 158
MILFORD, MA. 01757

ATTEST: WORC. Anthony J. Vigilotti, Register

Locust 119 Uxbridge Rd. Mendon - MA.