



QUIT CLAIM DEED

BK 20204-Pg 275

I, **KAREN L. BOURQUE, Trustee of the UXBRIDGE NOMINEE REALTY**

TRUST, dated July 16, 1998, for consideration paid and in full consideration of One (\$1.00) Dollar, grant with quitclaim covenants to **JOHN E. QUIRK, JR., Trustee of the John E. Quirk, Jr. Revocable Trust u/a/d September 22, 1998**, the land with buildings thereon located at 5 Uxbridge Road, Mendon, Worcester County, Massachusetts and more particularly described as follows:

All the same premises conveyed by Edward C. Mitchell et ux to John E. Quirk, Jr. et ux by deed dated December 10, 1982, and recorded with Worcester District Registry of Deeds, Book 7627, Page 185 and bounded and described in said deed as follows:

“The land in Mendon, Worcester County, Massachusetts, which land being three parcels, is bounded and described as follows:

FIRST PARCEL

A certain tract or parcel of land situated on the northerly side of state highway leading from Mendon to Uxbridge, sometimes called Maple Street, sometimes called Hastings Street, and formerly known as the Old Turnpike Road in said Mendon and being more particularly bounded and described as follows, to wit:

Beginning at a stake in the northerly location line of said Highway as laid out and relocated in 1949, said stake being 337.0 feet distant N. 89° 29' 34" E. from a stake at end of wall and land of one Hazard.

THENCE N. 89° 29' 34" E. by the northerly line of said Highway 125.0 feet to a stake at other land of the grantors, said stake being 25.0 feet distant measures S. 89° 29' 34" W. of a Massachusetts State Highway bound;

THENCE N. 0° 30' 26" W. by other land of the grantors 110.80 feet to a stake;

THENCE N. 78° 55' 26" W. by other land of the grantors 127.60 feet to a stake;

THENCE S. 0° 30' 26" E. by other land of the grantors 136.42 feet to said Highway at the point of beginning.

SECOND PARCEL, which consists of two parcels as follows:

Two certain tracts or parcels of land situated on the northerly side of a state highway leading from Mendon to Uxbridge, sometimes called Maple Street, sometimes called Hastings Street, and formerly known as the Old Turnpike Road in said Mendon, and being more particularly bounded and described as follows, to wit:

FIRST PARCEL

Beginning at an iron pipe at the southeasterly corner of the granted premises in the northerly location line of said Highway and at other land of the grantees;

THENCE N. 00° 30' 26" W. by said grantees' other land 136.42 feet to an iron pipe;

THENCE S. 89° 29' 34" W. 28 feet to a stake;

THENCE S. 00° 30' 26" E. 136.42 feet to a tack in a fence rail to the northerly location line of said Highway, the last two line bounded by other land of

5 Uxbridge Road, Mendon, MA

BORNER, ALEMAN & DAVIS, LLC

ATTORNEYS AT LAW

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FIRM JURIS NUMBER 425986

