



QUIT CLAIM DEED

BK 20204-275 PG

5 Uxbridge Road, Mendon, MA

I, JOHN E. QUIRK, JR., Trustee of the John E. Quirk, Jr. Revocable Trust

u/a/d September 22, 1998, for consideration paid and in full consideration of One (\$1.00) Dollar, grant with quitclaim covenants to JOHN E. QUIRK, JR., individually, 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 the grantors; and

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THENCE N. 98° 29' 34" E. by said location line 28 feet to the iron pipe at the point of beginning.

Being Parcel No. 1 on Plan hereinafter mentioned.

SECOND PARCEL

Beginning at a point at the southwesterly corner of the granted premises in the northerly location line of said highway at other land of the grantees;

THENCE N. 00° 30' 26" W. by said grantees' other land 110.80 feet to an iron pipe;

THENCE S. 13° 05' 04" E. by other land of the grantors 115.58 feet to a Massachusetts highway bound in the northerly location line of said highway; and

THENCE S. 89° 29' 34" W. by said location line 25 feet to the point of beginning.

Said Plan being recorded with the Worcester District Registry of Deeds at Book 265, Page 29."

Executed under seal this 26th day of April, 2011.

<u>Alexander P. Almeida</u>	<u>John E. Quirk, Jr.</u> John E. Quirk, Jr., Trustee
<u>Marek D. Madlanski</u>	

STATE OF CONNECTICUT }		
COUNTY OF WINDHAM }	SS. PUTNAM	April 26, 2011

Then personally appeared the above-named JOHN E. QUIRK, JR., and acknowledged the foregoing instrument to be his free act and deed, before me.

Sandra L. Lemire
Notary Public
My commission expires:

**SANDRA L LEMIRE
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES 07-31-2013**

BORNER, ALEMAN & DAVIS, LLC
 ATTORNEYS AT LAW
 155 PROVIDENCE STREET - PUTNAM, CONNECTICUT 06260 - (860) 928-2429
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