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Return To:
Christopher B. Hack
119 Uxbridge Road
Mendon, MA 01756

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/08/2012 03:41 PM
Ctrl# 113452 12785 Doc# 00093901
Fee: \$1,299.60 Cons: \$285,000.00

Quitclaim Deed

I/We, J. Thomas Vitalini, a married man, of 70 Uxbridge Road, Mendon, MA 01756, in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND AND NO/100 (\$285,000.00)

PAID

GRANTS TO KGE PROPERTY LLC, of *86 Hunter Rd, Uxbridge, MA 01569*

With **QUITCLAIM COVENANTS**

The land with the buildings thereon situated on the northwesterly side of Uxbridge Road, 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 Scale 1" = 50', June 1955" by Milton C. Taft recorded with the 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;

Property Address: 119 Uxbridge Road, Mendon, MA 01756

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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.

Said Lot One contains 15,776 square feet of land, according to said plan.

Lot Two:

Beginning on the northwesterly side of Uxbridge Road and at the southeasterly 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 other land now or formerly of Francis W. Taylor et ux and 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.

Said Lot Two contains 14,968 square feet of land, according to said plan.

Said premises are conveyed subject to an easement to the Commonwealth of Massachusetts described in instrument recorded in Book 2556, Page 284.

For Grantor's Title, see deed dated 08/21/2003 and recorded with the Worcester South Registry of Deeds at Book 32138, Page 399.

Executed as a sealed instrument this 1st day of August, 2012

J. Thomas Vitalini
J. Thomas Vitalini

Deborah L. Vitalini
Deborah L. Vitalini
As to right of Homestead

Commonwealth of Massachusetts
Worcester, ss.

On this 1st day of August, 2012 before me, the undersigned notary public, personally appeared J. Thomas Vitalini, the above-named and proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on this document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and that the foregoing instrument is his/her/their free act and deed.

Elicia A. Fernald
Notary Public: Elicia A. Fernald
My Commission Expires: January 28, 2016



ELICIA A. FERNALD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 28, 2016

ATTEST: WORC. Anthony J. Vigliotti, Register