



2003 00162722
Bk: 30491Pg: 42 Page: 1 of 3
Recorded: 06/23/2003 12:28 PM

Return to: Alan Burgey
Julie Harris
147 Uxbridge Road
Mendon, MA 01756

QUITCLAIM DEED

SA

We, Florence Smith, Maureen Clarke and Audrey Smith of Mendon, Massachusetts

For consideration paid and in full consideration of TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED DOLLARS (\$299,900.00)

Grant to Alan ^{J.}Burgey and Julie ^{M.}Harris of 147 Uxbridge Road, Mendon, Massachusetts as JOINT TENANTS, AND NOT AS TENANTS IN COMMON,

WITH QUITCLAIM COVENANTS

That certain parcel of land with buildings thereon situated on the northerly side of Mendon Road and is the first house over the Uxbridge line, situated in the Town of Mendon, just easterly of the Town line of Uxbridge and Mendon, Worcester County, Massachusetts bounded and described as follows:

See Exhibit "A" hereto attached for the legal description

For our title see deed dated July 18, 1996 and recorded in the Worcester Registry of Deeds in Book 18177, Page 314.

WITNESS our hands and seals this 11th day of June 2003.

Florence Smith

Florence Smith

Maureen Clarke

Maureen Clarke

Audrey Smith

Audrey Smith

Commonwealth of Massachusetts

Worcester, ss

June 11, 2003

Then personally appeared the above-named Florence Smith, Maureen Clarke and Audrey Smith and acknowledged this to be their free act and deed, before me

Francis X. Small

Francis X. Small, Notary Public
My Commission Expires: July 8, 2005

RECORDED
06/23/03 10:40 AM
00000078805
FEE \$1368.00
CASH \$1368.00

Property Address: 147 Uxbridge Road, Mendon

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EXHIBIT A

Parcel No. 1

A certain parcel of land with the buildings and improvements thereon situated on the northerly side of Uxbridge Road, situated in the Town of Mendon, Worcester County, Massachusetts, just easterly of the Town line of Uxbridge and Mendon, Worcester County, Massachusetts, bounded and described as follows:

- COMMENCING: At the southwesterly corner of the premises at the corner of walls, at land now or formerly of Mary Kempton Estate;
- THENCE: N. 3° 35'E. with said Kempton land, now or formerly, and said wall 567.5 feet;
- THENCE: S. 86° 25' E. 153.5 feet with the land of Henrietta Taft, now or formerly, to a stake;
- THENCE S. 3° 35' W. with said Taft land, now or formerly, and parallel with the first described line 567.5 feet, more or less, to said road;
- THENCE Westerly with said Mendon Road to the place of beginning.

Containing two (2) acres of land more or less.

Being a portion of the premises conveyed to the grantors by deed dated July 18, 1996 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 18177, Page 314, being shown as Parcel No. 1 thereon.

Parcel No. 2

A certain parcel of land situated on the northerly side of Uxbridge Road, so-called, in the Town of Mendon, Worcester County, Massachusetts, a Massachusetts State Highway and on the westerly side of the old road leading from said Uxbridge Road northerly to the Hartford Turnpike, bounded and described as follows:

- BEGINNING: At the northwesterly corner of the premises at a corner of walls at land now or formerly of Perry Wood and land formerly of Jerry Wheelock;
- THENCE: S. 3° 47' W. with the line of a wall by land formerly of Wheelock 99.0 feet;
- THENCE: S. 3° 27' W. partly with the line of a wall by land formerly of said Wheelock 1016.90 feet to a corner of land now or formerly of Smith;

(2)

- THENCE: S. 86° 33' E. by land now or formerly of Smith 153.50 feet;
- THENCE: S. 3° 27' W. by land now or formerly of Smith 551.50 feet to the northerly line of said Uxbridge Road;
- THENCE N. 87° 30' E. by the northerly line of said Road 491.52 feet to a Massachusetts Highway Bound;
- THENCE: S. 83° 49' E. by the northerly line of said road 24.46 feet to a spike in the root of a maple tree;
- THENCE: N. 3° 1' E. by land now or formerly of Taft 435.07 feet to a drill hole in a rock;
- THENCE: N. 81° 13' E. by land now or formerly of Taft 163.60 feet to the center of the old road;
- THENCE: by the center line of said old road 1525.30 feet;
- THENCE: S. 66° 46' W. with the line of a wall by land now or formerly of Perry Wood 522.50 feet to the point of beginning, containing 26 acres, more or less.

Excluding therefrom the premises conveyed to Thomas D. Hackenson by deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 4126 Page 494 and the premises conveyed to Hugo E. Carlson by deed dated July 31, 1964 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 4489 Page 554.

Subject to the right of way and easement granted to Worcester Suburban Electric Company for the maintenance and construction of Power Transmission lines.

Being a portion of the premises conveyed to the grantors by deed dated July 18, 1996 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 18177, Page 314, being a portion of Parcel No. 3 thereon.

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ATTEST: WORC. Anthony J. Vigliotti, Register