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**QUITCLAIM DEED**

Bk: 38675 Pg: 19 Doc: DEED  
Page: 1 of 3 03/31/2006 01:58 PM

I, David T. Shanahan, of Mendon, Massachusetts,

For consideration of FOUR HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$427,500.00) Paid

Grant to Malcolm<sup>L.</sup> and Patricia<sup>H.</sup> Whitman, husband and wife, as tenants by the entirety, of 56 George Street, Mendon, Worcester County, Massachusetts

**with QUITCLAIM COVENANTS**

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 03/31/2006 01:58 PM  
Ctrl# 049710 31404 Doc# 00045959  
Fee: \$1,949.40 Cons: \$427,500.00

**PARCEL I**

The land together with the building thereon located in Mendon, Worcester County, Massachusetts and which is more particularly bounded and described as follows:

- Beginning: at a drill hole on the northerly side of George Street at remaining land of Arthur V. Pond et al;
- Thence: North 27° 27' West one hundred fifty-eight and thirty-two hundredths (158.32) feet to a stake at other land of Arthur V. Pond et al;
- Thence: North 43° 50' East seventy-two and twelve hundredths (72.12) feet to a stake at other land of Arthur V. Pond et al;
- Thence: South 37° 30' East one hundred fifty-one and eighty four hundredths (151.84) feet to a drill hole at said George Street;
- Thence: South 43° 50' West along said George Street one hundred (100) feet to the point of beginning.

The above premises are shown on a plan of lots in Mendon, Mass., owned by Arthur V. Pond et al, dated June 7, 1949, and drawn by Arthur H. Fitzgerald C.E. in Book 242, Plan 61.

**PARCEL II**

The land located on the northerly side of George Street in Mendon, Worcester County, Massachusetts and which is more particularly bounded and described as follows:

Return to: Mr. & Mrs. Malcolm Whitman  
56 George Street  
Mendon, MA 01756

56 George St. Mendon, MA

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- Beginning: at a drill hole on the wall at the southeasterly corner of other land of said Holt on said George Street;
- Thence: North 37° 30' West by other land of said Holt one hundred fifty-one and eighty-four hundredths (151.84) feet to an iron pipe at remaining land of Arthur V. Pond et al, now or formerly;
- Thence: North 43° 50' East by other land of Arthur V. Pond et al, now or formerly, seventy-two and twelve hundredths (72.12) feet to an iron pipe at other land of Arthur V. Pond et al, now or formerly;
- Thence: South 46° 10' East by other land of Arthur V. Pond et al, now or formerly, one hundred fifty (150) feet to a drill hole on a wall at said George Street;
- Thence: South 43° 50' West by said George Street ninety-five (95) feet to the point of beginning.

The above premises are set forth and shown as Lot #2 on "Plan of lots in Mendon, Mass., owned by Arthur V. Pond et al, dated June 7, 1949, by Arthur H. Fitzgerald, C.E.", Plan Book 242, Page 61.

The first two parcels being the same premises conveyed by deed of Katherine Celeste and Lena Giobellina dated June 13, 1973 and recorded with the Worcester District Registry of Deeds at Book 5352, Page 515.

### PARCEL III

A certain parcel of land situated off the northwesterly side of George Street in Mendon, Worcester County, Massachusetts and being shown as Parcel I on a plan entitled "Plan of Land in Mendon, Mass. Property of: Norman Lester Cox Scale: 30 feet to an inch Date: December 10, 1977 Guerriere and Halnon, Inc., Engineering and Land Surveying 326 West Street, Milford, Mass.", recorded with Worcester District Deeds, Plan Book 447, Plan 32, and being more particularly bounded and described as follows:

Beginning at an iron pipe at the northerly corner of the land of David T. & Mary L. Shanahan and the westerly corner of land of Rudolph L. & Elnora B. Deiana, said pipe being N. 46° 09' 01" W. a distance of 149.95 feet from a drill hole in a stone wall in the northwesterly line of George Street.

- Thence: S. 43° 50' 00" W., a distance of 145.65 feet along said Shanahan land and land of Norman Lester Cox to a point on a stone wall at land of said Cox;
- Thence: N. 26° 52' 17" W., a distance of 11.73 feet along said stone wall to a drill hole;
- Thence: N. 26° 30' 22" W., a distance of 366.76 feet along said stone wall to a drill hole at a wall corner at land of the Heirs of Roswell L. & Florence E. Look, the previous two (2) courses bounding along said Cox land;

Thence: N. 74° 37' 47" E., a distance of 132.08 feet along said Look land and particularly by a stone wall to an iron pipe at land of Rudolph L. Deiana and other land of said Cox; and

Thence: S. 27° 56' 41" E. a distance of 304.08 feet along said Deiana land to the point of beginning.

Containing 45,571 square feet, more or less, according to said plan.

Being the same premises conveyed by deed of Norman Lester Cox dated January 10, 1978 and recorded with the Worcester District Registry of Deeds at Book 6381, Page 226.

For title see deed recorded in Book 13942, Page 226.

Witness my hand and seal this 28<sup>th</sup> day of February, 2006.

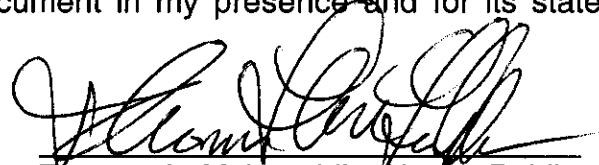
  
David T. Shanahan

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

February 28, 2006

On this 28<sup>th</sup> day of February, 2006, before me, the undersigned notary public, personally appeared David T. Shanahan and acknowledged the foregoing instrument to be his free act and deed, and provided to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document in my presence and for its stated purpose.

  
Thomas L. McLaughlin, Notary Public  
My Commission Expires: 3/9/2012



**THOMAS L. MCLAUGHLIN**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires March 9, 2012

ATTEST: WORC. Anthony J. Vigliotti, Register