



2007 00023988

Bk: 40714 Pg: 389 Doc: DEED
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QUITCLAIM DEED

We, WILLIAM G. DAUBNEY and CHEIN CHEN DAUBNEY, 20 Bicknell Drive, Mendon, Worcester County, Massachusetts

for consideration paid and amounting to Four Hundred Twenty Thousand and 00/100 (\$420,000.00) Dollars

grant to *Daniel Bisdneck, Individually*

with quitclaim covenants

The land together with all of the buildings and structure thereon, situated in Mendon, Worcester County, Massachusetts, being Lot 10 containing 96510 square feet of land, as shown on a plan entitled "Bugle Hill Estates", dated September 26, 1994, drawn by Shea Engineering & Surveying Co., Inc., which plan was filed with the Worcester District Registry of Deeds as Plan No. 55 in Plan Book 701 on February 12, 1996. Said Lot 10 has frontage on Bicknell Drive and George Street; for a more particular description, see said plan.

Also hereby conveyed is the right to use Bicknell Drive to George Street, for all purposes for which streets and ways commonly are used in the Town of Mendon, in common with others entitled thereto.

For title see deed dated May 15, 1997 recorded with Worcester District Registry of Deeds in Book 18827, Page 321.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/23/2007 02:46 PM
Ctrl# 061523 06343 Doc# 00023988
Fee: \$1,915.20 Cons: \$420,000.00

*Grantee + Property
Locus: 20 Bicknell Dr., Mendon, MA*

Act

AMBLER & AMBLER, P.C.
ATTORNEYS AT LAW
SIX MENDON STREET
BELLINGHAM, MA 02019-1511
TEL. (508) 966-1951
FAX (508) 966-0919

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MTT

Executed as a sealed instruction this 18th day of January 2007.

William G. Daubney
William G. Daubney

Chein Chen Daubney
Chein Chen Daubney

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 18th day of January, 2007, before me, the undersigned notary public, personally appeared WILLIAM G. DAUBNEY and CHEIN CHEN DAUBNEY, proved to me through satisfactory evidence of identification, which were MA driver's license and Passport, to be the person whose name is signed on the preceding or attached document, and acknowledge to me that she signed it voluntarily for its stated purpose.

Scott A. Ambler
Scott A. Ambler, Notary Public
My commission expires: 11/8/2013

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ATTEST: WORC. Anthony J. Vigliotti, Register