



2009 00121743

Bk: 44963 Pg: 120

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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 10/15/2009 09:08 AM  
Ctrl# 088364 19268 Doc# 00121743  
Fee: \$1,892.40 Cons: \$415,000.00

**Quitclaim Deed**

**Sharon Fillion, Executrix of the Estate of Eugene J. Milbier** (Worcester Probate Docket No. 09P0488), of Agawam, Massachusetts

*in consideration of* Four Hundred Fifteen Thousand and 00/100 (\$415,000.00) Dollars

*grant to* **Daniel Antonellis and Marianne K. Antonellis**, husband and wife, as tenants by the entirety, of 97 Millville Road, Mendon, Massachusetts

***with QUITCLAIM COVENANTS***

A certain parcel of land with the buildings thereon in Mendon, Worcester County, Massachusetts, being shown as tract #4 on a plan entitled "Plan of Land in Mendon, Mass., owned by Clara C. Morton etc.," which plan is recorded with the Worcester South District Registry of Deeds in Plan Book 252, Plan 99, and which tract is more particularly bounded and described as follows:

Beginning on the westerly side of Millville Street at land now or formerly of Joseph Randor, et al; thence

NORTH 1° 35' 00" EAST, 39.15 feet; thence

NORTH 62° 57' 40" EAST, 54.69 feet; thence

NORTH 31° 16' 50" EAST, 70.50 feet; thence

NORTH 13° 06' 10" EAST, 57.46 feet; thence

NORTH 20° 12' 00" WEST, 254.68 feet; thence

NORTH 38° 42' 00" WEST, 115.50 feet; thence

NORTH 15° 43' 10" WEST, 45.05 feet; thence

NORTH 27° 09' 00" WEST, 40.57 feet; thence

NORTH 9° 48' 00" EAST, 26.40 feet; thence

NORTH 22° 58' 10" WEST, 34.02 feet; thence

Property address: 97 Millville Road, Mendon, MA

*Law  
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NORTH 3° 53' 10" WEST, 53.75 feet; thence

NORTH 8° 48' 20" WEST, 32.88 feet; thence

NORTH 19° 19' 00" WEST, 134.60 feet;

The thirteen previous courses all being by land now or formerly of said Joseph Randor, et al;

Thence along land now or formerly of Kinsley, NORTH 52° 00' 15" EAST, 54.50 feet;  
thence

SOUTH 56° 46' 10" EAST, 49.50 feet; thence

SOUTH 67° 42' 30" EAST, 155.23 feet; thence

SOUTH 64° 59' 20" EAST, 124.80 feet; thence

SOUTH 63° 46' 20" EAST, 111.86 feet; thence

SOUTH 68° 41' 10" EAST, 30.63 feet; thence

SOUTH 63° 10' 10" EAST, 171.07 feet;

All seven previous courses being along land now or formerly of George R. Hogarth;

Thence SOUTH 17° 47' 50" WEST, along the westerly line of said Millville Street, 75.32  
feet; thence

Thence in a curve to the right having a radius of 800.00 feet, along said same westerly line,  
395.10 feet;

Thence SOUTH 46° 05' 40" WEST, along said same line, 239.75 feet;

Thence in a curve to the right having a radius of 261.69 feet, 81.57 feet to the point of  
beginning.

Being the same premises conveyed to Eugene J. Milbier and Francis E. Hutcheons by deed  
recorded with the Worcester South District Registry of Deeds in Book 35902, Page 385. See  
also Death Certificate of Francis E. Hutcheons, recorded in Book 42201, Page 383.

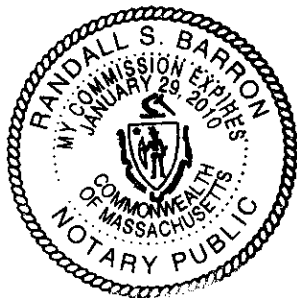
Witness my hand and seal this 14<sup>th</sup> day of October, 2009.

Sharon A. Fillion Executrix  
Sharon Fillion, Executrix  
who signs as Sharon A. Fillion

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:

On this 14<sup>th</sup> day of October, 2009, before me, the undersigned notary public, personally appeared **Sharon Fillion**, personally known to me or proved to me through satisfactory evidence of identification, which was **the presentation of MASS. I.D. CARD**, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that **she** signed it voluntarily for its stated purpose, as **Executrix of the Estate of Eugene J. Milbier**.



Randall S. Barron  
Notary Public: Randall S. Barron  
My Commission Expires: 1-29-10