



Bk: 46749 Pg: 132
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Return to:

Mark S. Duzan
33 Taft Avenue
Mendon, MA 01756

Property Address:

33 Taft Avenue
Mendon, MA 01756

Do not write in this area:

QUITCLAIM DEED

MARJORIE G. DUZAN, being unmarried, of Westwood, Norfolk County, for consideration paid, and in full consideration of ONE DOLLAR (\$1.00) grant to

MARK S. DUZAN, individually
having an address of:
33 Taft Avenue, Mendon, MA 01756
WITH QUITCLAIM COVENANTS

the land, at **33 Taft Avenue, Mendon, Worcester County**, Commonwealth of Massachusetts, together with any improvements thereon, described in Exhibit "A," attached hereto and made a part hereof.

The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in all other instruments of record, to the extent the same have not previously been terminated or expired.

Meaning and intending to convey the same premises conveyed to William C. Duzan and Marjorie G. Duzan by deed of Barbara L. Gardner, dated June 17, 1985, recorded with the Worcester County Registry of Deeds, in Book 8773, Page 149. William C. Duzan died on April 26, 2006. See Death Certificate recorded herewith. *BOOK 46749 PAGE 130*

WITNESS the hand and seal of the undersigned this 30 day of November, 2010.

Marjorie G. Duzan
MARJORIE G. DUZAN

Commonwealth of Massachusetts

County of Norfolk, ss.

On this 30 day of November, 2010, before me, the undersigned notary public, personally appeared **MARJORIE G. DUZAN** known to me / proved to me through satisfactory evidence of identification, which was current driver's license other valid photo ID ID by another person with valid ID or known to me other: to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

[Handwritten Signature]
(Official Seal of Notary Public)

prepared without title examination

From the Office of: **Borchers Law, P.C.**, 77 Main Street, Medway, MA 02053. Tel (508) 803-1900

*RETURN TO:
BORCHERS LAW PC
77 MAIN ST
MEDWAY, MA 02053*



TIMOTHY B. BORCHERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 14, 2012

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EXHIBIT A**33 TAFT AVENUE, MENDON, MASSACHUSETTS**

A certain parcel of land, situated in Mendon in the County of Worcester and Commonwealth of Massachusetts, situated on the northwesterly side of Taft Avenue, a private way running southwesterly to the Millville Road, so called, as shown on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June 1917", recorded with Worcester District Deeds, Plan Book 31, Plan 50, and bounded and described as follows:

Beginning at the northeasterly corner of the granted premises on the northwesterly line of said Avenue at land now of said Cahill, formerly of one Rich; thence southwesterly by the northwesterly line of said Avenue 50 feet to other land now or formerly of Marden; thence northwesterly by said Marden land 200 feet, more or less, to highwater mark on the shore of Lake Nipmuc; thence northeasterly by said highwater mark about 50 feet to said Cahill land; and thence southeasterly by said Cahill land 200 feet, more or less, to point of beginning, being Lot No. 54 and part of Lot No. 55 as shown on said plan; together with a right of way in common with others over said Taft Avenue, as shown on said plan.