



2003 00205138

Bk: 31050 Pg: 207 Page: 1 of 2
Recorded: 07/31/2003 04:07 PM

BK31050PG207

QUITCLAIM DEED

I, Adrianna Bailey f/k/a Adrianna Swartout, of 96 Providence Street, Mendon, Massachusetts, for consideration of THREE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$369, 900.00) with quitclaim covenants grant to Scott D. Magill a/k/a Scott Magill and Melissa Hollander as joint tenants of 96 Providence Street, Mendon WORCESTER County, Massachusetts, the land in the Town of Mendon at 96 Providence Street, Mendon, and bounded and described as follows:

A certain parcel of land situated on the easterly side of Providence Road in Mendon, Worcester County, Massachusetts, being Lot 1 as shown on plan entitled "Plan of Part of land in Mendon, Mass. Owned by Emile Cousineau, et ux. Scale: 1" = 40' July 5, 1963, Eastman & Corbett, Inc. Milford Mass", filed wit Worcester District Deeds , Plan Book 273, Plan 96, bounded and described as shown on said plan as follows:

BEGINNING at the northwesterly corner of the granted premises at a point in the easterly line of said Providence Road, said point being the southeasterly corner of land of Frederick Grudak, et ux;

THENCE S. 33 deg. 00' 35" E. along said providence Road, 120.64 feet to a Worcester County Highway bound;

THENCE S. 34 deg. 12' 20" E. 119.36 feet to a point;

THENCE N. 55 deg. 55' 25" E., 592.58 feet to the west bank of Muddy Brook, said last courses bounding on other land of the grantor;

THENCE N. 45 deg. 17' 40" w., 29.14 feet;

THENCE N. 86 deg. 17' 40" W., 19.00 feet;

THENCE N. 39 deg. 39' 30" W., 27.67 feet;

THENCE N. 44 deg. 29' 50" E., 22.98 feet;

THENCE N. 30 deg. 16' 30" W., 168.04 feet to a point 24 feet easterly from a drill hole in the end of a stone wall, said last five courses being by the west bank of said Muddy Brook and bounding on land of Emile E. Cousineau, et ux;

THENCE S. 55 deg. 55' 25" W., partly by said stone wall, partly by said Cousineau land and partly by said Grudak land, 600.90 feet to the point of beginning.

Containing 3.3 acres.

For my title see deed recorded in Book 24674, Page 175.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/31/2003 04:07 PM
Ctrl# 008528 15181 Doc# 00205138
Fee: \$1,687.20 Cons: \$369,900.00

MA. 01756
Mendon,
96 Providence St.

Mail to:
Scott D. Magill
96 Providence St
Mendon, MA 01756

Witness my hand and seal this 30th day of July 2003.

Adrianna Bailey fka Adrianna Swartout
ADRIANNA BAILEY
f/k/a ADRIANNA SWARTOUT

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

July 30, 2003

Then personally appeared the above named Adrianna Swartout acknowledged the foregoing instrument to be her free act and deed for the purposes therein set forth, before me

Francis A. Niro
Notary Public: Francis A. Niro
My Commission Expires: 05-26-06

ATTEST: WORC. Anthony J. Vigliotti, Register