



Bk: 49176 Pg: 78  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 06/25/2012 02:19 PM  
Ctrl# 112017 03306 Doc# 00072744  
Fee: \$1,299.60 Cons: \$285,000.00

### QUITCLAIM DEED

**Steven A. Niedzialkoski and Karen M. Niedzialkoski**, being married to each other, of Mendon, Massachusetts

For consideration of TWO HUNDRED EIGHTY FIVE THOUSAND AND NO/100 (\$285,000.00) DOLLARS PAID

Grants to **EDWARD K. MOORE AND MARISA C. MOORE**, husband and wife as tenants by the entirety, 38 Washington Street, Mendon, Massachusetts 01756

*with quitclaim covenants*

The land in Mendon, Worcester County, Massachusetts, with the the buildings thereon as shown on a plan of land of M&T Trucking Co., Howard Miller, et al, Mendon Massachusetts, July 25,1972, Scale 100' to an inch, John R. Andrews, Jr. Surveyor said Plan recorded with Worcester District Registry of Deeds, Plan Book 367, Plan 57, being more particularly described as follows:

BEGINNING at a point in the westerly side of Washington Street at the end of a stone wall, this being the northeasterly corner of the premises herein described;

- THENCE South 33° 38' E. 283.00 feet;
- THENCE South 36° 14' E. 79.89 feet;
- THENCE South 32° 14' E. 15.11 feet to other land of M & T Trucking; the last three courses being the westerly side of Washington Street;
- THENCE South 57° 46' W. 330.00 feet by land of M & T Trucking to a point;
- THENCE North 25° 30' 20" W. 437.01 feet by wall to a corner of walls;
- THENCE North 69° 42' E. 272.20 feet by wall and land formerly of Ames to the place of beginning.

Containing 133,880 square feet of land, more or less, according to said Plan.

Subject to an easement granted for a powerline as shown on said plan and any other easements or rights of way of record so long as they are in force and applicable.

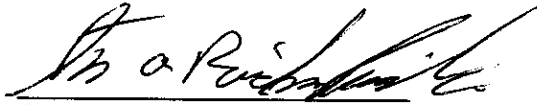
Grantors hereby release any and all homestead rights in the property by this conveyance.

38 Washington Street Mendon

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Being all of the same premises conveyed to grantor by deed recorded with Worcester District Registry of Deeds in Book 9296, Page 85.

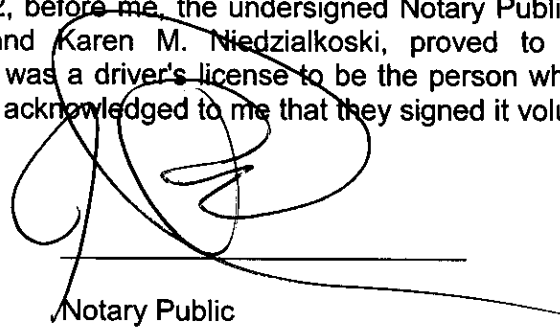
EXECUTED as a sealed instrument this 21<sup>st</sup> day of June, 2012.

  
Steven A. Niedzialkoski

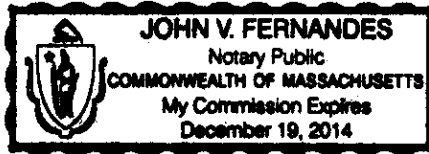
  
Karen M. Niedzialkoski

COMMONWEALTH OF MASSACHUSETTS  
WORCESTER, ss

On this 21<sup>st</sup> day of June, 2012, before me, the undersigned Notary Public, personally appeared Steven A. Niedzialkoski and Karen M. Niedzialkoski, proved to me through satisfactory evidence of identity, which was a driver's license to be the person whose name is signed on the preceding document and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public  
My Commission Expires:



ATTEST: WORC. Anthony J. Vigliotti, Register