

68323

Philip W. Harding
June 3, 1994

QUITCLAIM DEED

We, PHILIP W. HARDING and BEVERLY E. HARDING, husband and wife, as tenants by the entirety, both of 22 George Street, Mendon, Worcester County, Massachusetts, being married, for consideration paid, and in full consideration of less than One Hundred Dollars (\$100.00) grant to PHILIP W. HARDING and BEVERLY E. HARDING, TRUSTEES OF THE HARDING FAMILY FUNDING TRUST, dated June 3, 1994, and recorded herewith, both of 22 George Street, Mendon, Worcester County, Massachusetts, WITH QUITCLAIM COVENANTS

For Legal Description, see Exhibit "A" attached hereto.

For Grantors title, see Deed from Philip W. Harding and Beverly E. Harding dated June 16, 1989 and recorded in the Worcester County Registry of Deeds in Book 12162, Page 215.

WITNESS our hands and seals this 3rd day of June, 1994.

Philip W. Harding

PHILIP W. HARDING

Beverly E. Harding

BEVERLY E. HARDING

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

June 3, 1994

Then personally appeared before me the above-named Philip W. Harding and Beverly E. Harding and acknowledged the foregoing instrument to be their free act and deed.

Arnold L. Slavet

ARNOLD L. SLAVET
Notary Public

My Commission Expires: June 16, 2000

Seal

Property Address: 22 George Street, Lot #2, Plan Book 616, Plan 92, Mendon, MA

JUN 8 1994 Recorded 9 AM

EXHIBIT "A"

Legal Description of the Premises

a certain parcel of land with buildings thereon in Mendon in said Worcester County situated on the Northerly side of George Street, and being shown as Lot #2 on plan of land entitled "Plan of Land in Mendon, MA, scale 1"=20', February 16, 1989, Prepared for Philip W. Harding, 22 George Street, Mendon, MA 01756, Prepared by Jim Troupes, P.L.S., P.O. Box 9, Woodville, MA 01784." Said plan being recorded with the Worcester District Registry of Deeds in Plan Book 616, Plan 92 and described as follows:

Beginning at a point on the Northerly side of George Street, being the most Southeasterly corner of the parcel herein conveyed:

THENCE: S. $86^{\circ} 51' 30''$ E., 7.36 feet to a point along George Street;

THENCE: S. $88^{\circ} 16' 44''$ E., 91.35 feet to a point along George Street;

THENCE: S. $88^{\circ} 00' 00''$ W., 28.00 feet to a point along George Street. Said point being the most Southwesterly corner of the parcel herein conveyed;

THENCE: N. $20^{\circ} 05' 46''$ E., 84.12 feet to a point along Old Streeter Road. Said road being discontinued by the Town of Mendon as referenced in Deed Book 2775, Page 472;

THENCE: N. $27^{\circ} 06' 00''$ E., *127.16* feet to a point along Old Streeter Road;

THENCE: N. $20^{\circ} 48' 07''$ E., *36.52* to a point along Old Streeter Road,

THENCE: N. $08^{\circ} 07' 34''$ E., *92.83 feet* to a point along Old Streeter Road and *land* now or formerly owned by Norman L. Cox. Said *point* being the most Northwesternly corner of the *parcel* herein conveyed,

THENCE: N. $63^{\circ} 41' 56''$ W., *66.00* feet to a point along land now or formerly *owned* by Norman L. Cox;

THENCE: N. $26^{\circ} 45' 32''$ W. *21.91* feet to a point along land now or formerly owned by Norman L. Cox. Said point being the most Northeastly corner of the parcel herein conveyed;

THENCE: S. $22^{\circ} 11' 30''$ W., 180.54 feet to a point along land now or formerly owned by the Grantors; and designated as Lot #1 on said plan,

THENCE: S. $00^{\circ} 50' 34''$ W., 72.00 feet to a point along land now or formerly owned by the Grantors,

THENCE: S. $23^{\circ} 17' 07''$ E., 35.31 feet to a point along land now or formerly owned by the Grantors to the point of begining.

Said parcel containing 23,490 square feet, plus or minus, 0.54 acres according to said plan.

Grantors expressly reserve to themselves, their heirs, executors, successors and assigns an easement in and to the above described property. Such easement being described in instrument number 51310 of even date and recorded herewith.

ATTEST: WORC. Anthony J. Vigliotti, Register⁴