

JSW

MASSACHUSETTS QUITCLAIM DEED

WE, TRENT R. HABIG and LISA M.P. HABIG, of Mendon, Worcester County, Massachusetts

for consideration paid of ONE HUNDRED NINETY-SEVEN THOUSAND DOLLARS AND 00/100 (\$197,000.00)

grant to THOMAS ^{E.}FICHTNER and JEANNE M. FICHTNER, *Husband and wife as Tenants by the Entirety*
of 16 Emerson Road
Mendon, MA 01756

with QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts, with all the buildings and improvements situated thereon, being more particularly bounded and described as follows:

PARCEL ONE: A certain parcel of land situated on the easterly side of Emerson Street:

Beginning at the northwesterly corner of the granted premises on said Emerson Street at land of one Joseph Taylor at a stone bound:

THENCE running N. 37°E. about 230 feet, to a drill hole in a stone wall at land formerly of one McGaughey;

THENCE S. 34°45' E. 87 feet, with said land of McGaughey and the stone wall to a drill hole in a stone in the wall;

THENCE S. 42° W. 208 feet, more or less, by land of one Angelo Mespelli to a stone bound at said Emerson Street;

THENCE N. 45°05' W. 93 feet with said Emerson Street to said Taylor land at the point of beginning.

*Property & Grantee: 16 Emerson Road
Mendon, MA 01756*

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mail:
Thomas E. Fichtner
16 Emerson Road
Mendon, MA 01756

PARCEL TWO: A certain tract of land, with the buildings thereon, situated on Emerson Street, in said Mendon, and being more particularly bounded and described as follows:

Beginning at a point on said street at land of one Closson;

THENCE N. 44°25' E. with said Closson land and with a stone wall about 208 feet across Willow Brook to a corner of walls at land of one McGaughey;

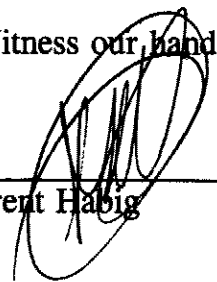
THENCE N. 40°W. with said McGaughey land and the wall 80 feet, more or less, to a drill hole in a stone in the wall;

THENCE in a general westerly direction with land now formerly of one Daley, 208 feet, more or less, to a stone bound at said Emerson Street;

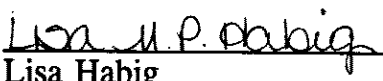
THENCE S. 45°05' E. with said Emerson Street, 80 feet to said Closson land at the point of beginning.

For Grantors' title see Deed of the Ann Burke, et al, dated March 28, 1995 and recorded with said Deeds in Book 16951, Page 18.

Witness our hands and seals this 30th day of August, 1999



Trent Habig



Lisa Habig
M.P.

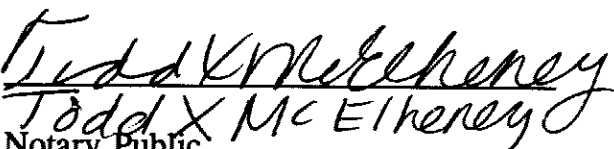
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

August 30, 1999

Then personally appeared the above named Trent Habig and Lisa Habig and acknowledged the foregoing instrument to be their free act and deed, before me:

WORCESTER
DEEDS REG 20
WORCESTER



Todd X McElheney
Notary Public
My Commission Expires 5/13/05

08/30/99 12:26PM 01
000000 #9206

FEE \$898.32

CASH \$898.32

ATTEST: WORC. Anthony J. Vigliotti, Register