



Quitclaim Deed

I, **DEBORAH C. CONNOLLY- RATCLIFFE** f/k/a Deborah C. Connolly of Mendon, Worcester County, Massachusetts

in consideration of **LESS THAN ONE HUNDRED (\$100.00) DOLLARS, PAID**

grant(s) to **CHRISTOPHER RATCLIFFE AND DEBORAH C. CONNOLLY- RATCLIFFE, husband and wife, tenants by the entirety both of 26 Blackstone Street, Mendon, Massachusetts 01756**

with **quitclaim** covenants

Parcel I

A certain parcel of land with the dwelling thereon, situated in Mendon, Worcester County, Massachusetts on the easterly side of Blackstone Street and bounded as follows:

BEGINNING on the easterly side of Blackstone Street at the northwesterly corner of land of Dana C. Armour and Melba J. Armour;

- THENCE N. 28° 53' 10" E. 61.73 to a point;
- THENCE N. 19° 44' 41" E. 147.82 to an iron pipe;
- THENCE S. 58° 05' 00" E. 158.69 feet to a stone bound;
- THENCE S. 36° 51' 56" W. 158.47 feet to a point;
- THENCE S. 53° 01' 36" E. 478.62 feet to a drill hole;
- THENCE S. 54° 56' 58" E. 445.54 feet to a drill hole;
- THENCE S. 54° 28' 03" E. 453.24 feet to a drill hole;
- THENCE S. 36° 35' 52" W. 379.70 feet to a drill hole;
- THENCE N. 51° 01' 03" W. 197.58 feet to a drill hole;
- THENCE N. 48° 22' 01" W. 188.21 feet to a point;
- THENCE N. 48° 20' 37" W. 515.00 feet to a drill hole;
- THENCE N. 51° 00' 09" W. 152.67 feet to an iron pipe;
- THENCE N 30° 27' 03" E. 204.52 feet to a stone bound;
- THENCE N. 51° 36' 40" W. 397.41 feet to the point of beginning.

All as described on a plan a entitled "PLAN OF LAND IN MENDON, MASS. PREPARED FOR KARLEEN LUMNAH, ROXIE ANN PLANTINGA & The Estate of JANET ARNSDORF, SCALE: 1" = 60' DECEMBER 30, 1999 BY ANDREWS SURVEY & ENGINEERING, INC, 104 MENDON ST., UXBRIDGE, MASS. 01569". Said plan is recorded in the Worcester District Registry of Deeds in Plan Book 753 Plan No. 36.

Excepting therefrom that parcel shown as Parcel "A" on said plan.

Property Address:
26 Blackstone Street
Mendon, MA 01756

Return To:
Richard A. Villani, Esq.
P.O. Box 326
Milford, MA 01757

26 BLACKSTONE ST. MENDON

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Being the same and all the same premises as were conveyed to me by Deed of Roxie A. Plantinga, Administratrix, Roxie A. Plantinga and Karleen Lumnah dated May 8, 2000 recorded in the Worcester District Registry of Deeds in Book 22571, Page 370

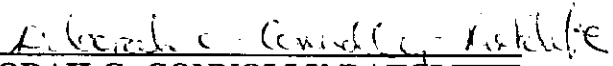
Parcel II

A certain parcel of land situated in the town of Mendon, Worcester County, Massachusetts, and being shown as Parcel B on a plan entitle "PLAN OF LAND IN MENDON, MASS, PREPARED FOR KARLEEN LUMNAH, ROXIE ANN PLANTIGA & THE ESTATE OF JANET ARNSDORF, Scale: 1" = 60' December 30, 1999 by Andrews Survey & Engineering, Inc. 104 Mendon Street, Uxbridge, Mass. 01569". Said plan is recorded in the Worcester District Registry of Deeds in Plan Book 753, Plan No. 36.

Said Parcel B contains 1,084.00 square feet, more or less, according to said plan.

Being the same and all the same premises as were conveyed to me by Deed of Leonard E. Mellen dated May 8, 2000 recorded with the Worcester District Registry of Deeds in Book 22571, Page 373.

Executed as a sealed instrument this 20th day of May, 2004.




DEBORAH C. CONNOLLY-RATCLIFFE

Commonwealth of Massachusetts

Worcester, SS:

May 20, 2004

Then personally appeared the above-named Deborah C. Connolly-Ratcliffe, proved to me through satisfactory evidence of identification, which was MA Drivers License to be the person(s) whose name is signed on the preceding or attached document and acknowledged that she signed it voluntarily for its stated purpose.



Richard A. Villani
Notary Public
My commission expires: 07/30/2010

ATTEST: WORC. Anthony J. Vigliotti, Register