



Bk: 34582 Pg: 323 Doc: DEED  
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DEED

LORRAINE J. SCHRECENGOST, of Post Office Box 762, King George, Virginia 22485, JOAN E. HOLT, of Post Office Box 22601, Billings, Montana 59104, and KENNETH W. LUNDVALL and PHEBE M. LUNDVALL, both of 114 Fox Run Circle, Clarks Summit, Pennsylvania 18411 ("Grantor")

for consideration paid, and in full consideration of LESS THAN ONE HUNDRED AND NO/100 (\$100.00) DOLLARS

grant to PHEBE M. LUNDVALL an individual having an address of 114 Fox Run Circle, Clarks Summit, Pennsylvania ("Grantee")

WITH QUITCLAIM COVENANTS

The land in Mendon, County of Worcester, Massachusetts, being all the same premises described in a deed from Mary J. Cook et als to Joseph Sowa and Margaret Sowa, dated November 29, 1922, and recorded in Worcester District Deeds; and by deed from Joseph and Margaret Sowa to Josephine E. Lundvall dated July 11, 1925 and recorded with Worcester District Deeds, Book 2377, Page 22, bounded and described as follows, to wit:

"A certain lot of land, with the buildings thereon, located in the southeasterly part of Mendon on the northwesterly side of Hartford Avenue, bounded and described as follows: - beginning at the easterly corner of the granted premises on the northwesterly side of Hartford Avenue, and at land of Orrin C. Cook, formerly of Clark Cook; thence N. 42 W. by said Orrin C. Cook land, sixteen and one half (16 1/2) rods; thence S. 48 W. by said Orrin C. Cook land, with the wall, ten (10) rods; thence N. 42 W. by said Orrin C. Cook land and with the wall to land of one Whiffen, formerly of Gilbert Cook; thence southerly and southeasterly by a various line and with the wall by land of said Whiffen to the southwesterly corner of the land of one Thayer, formerly of Cornelius Metcalf, near a pond; thence northerly and then easterly by other land of said Thayer, formerly of Samuel W. Wilcox to the northwesterly side of said Hartford Avenue; thence northerly by the northwesterly side of said Hartford Avenue, to the place of beginning."

Excepting from said parcel the following:

Deed from John Lundvall to Kenneth and Nancy Lundvall, said deed dated December 27, 1972 and recorded in Worcester Deeds in Book 5296, Page 301.

Deed from John Lundvall to Reed H. and Lorraine Schrecengost, said deed dated April 6, 1987 and recorded with Worcester Deeds in Book 10370, Page 64.

Mail to:  
David Turche Ha, Esq.  
607 Washington St.  
Norwood, MA 02062

*EAST Hartford Ave.  
Mendon, MA*

Both excepted parcels are shown on a plan entitled "Plan of Land, Mendon, Mass. Prepared for: Reed H. & Lorraine Schrecengost, Scale: 1" = 60', dated December 22, 1986, Survey by: GLM Engineering Consultants, Inc., 838 Washington Street, Holliston, Mass." said plan recorded with Worcester Deeds. See Plan Book 574, Plan 49.

For title, see Deed recorded with said Deeds in Book 13091, Page 37.

EXECUTED AS A SEALED INSTRUMENT THIS 24<sup>th</sup> DAY OF AUGUST, 2004.

SIGNED IN THE PRESENCE OF:

[Signature]  
WITNESS: LAURA A. MANN

Lorraine J. Schrecengost  
LORRAINE J. SCHRECENGOST

[Signature]  
WITNESS: LAURA A. MANN

Phoebe M. Lundvall  
PHEBE M. LUDVALL

[Signature]  
WITNESS: LAURA A. MANN

Kenneth W. Lundvall  
KENNETH W. LUNDVALL

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF WORCESTER

On this 24<sup>th</sup> day of August, 2004, before me, the undersigned notary public, personally appeared LORRAINE J. SCHRECENGOST, KENNETH W. LUNDVALL and PHEBE M. LUNDVALL, each proved to me through satisfactory identification which were Virginia driver's license, Pennsylvania driver's license and Disabled person's Parking ID respectively, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

<sup>VA</sup>  
Lorraine's License # T67902474  
Kenneth's PA License # 27231635  
Phoebe's MA Disabled Person ID # P52392032

[Signature]  
NOTARY PUBLIC: LAURA A. MANN  
MY COMMISSION EXPIRES: 8/11/06

(Spal)

SIGNATURES CONTINUED

EXECUTED AS A SEALED INSTRUMENT THIS 20 DAY OF AUGUST, 2004

Shelly M. Jones  
WITNESS

Joan E. Holt  
JOAN E. HOLT

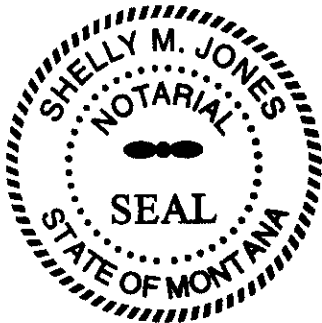
STATE OF MONTANA

COUNTY OF Yellowstone

On this 20th day of August, 2004, before me, the undersigned notary public, personally appeared JOAN E. HOLT, proved to me through satisfactory identification which was a Montana Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Shelly M. Jones  
NOTARY PUBLIC:  
MY COMMISSION EXPIRES:

SEAL MUST BE AFFIXED



SHELLY M. JONES  
Notary Public for the State of Montana  
Residing in Yellowstone County  
My Commission Expires 12/12/2007

1/deed/schrengost&lundvall

ATTEST: WORC. Anthony J. Vigliotti, Register