

36512  
QUITCLAIM DEED234  
Bm

W&amp;X I, BARRY A. PHANEUF

of Milford, Worcester

County, Massachusetts,

in consideration of \$ less than \$100.00

, GRANT to

Barry A. Phaneuf and Dawn Phaneuf, both of 39½ Claflin Street, Milford, Worcester County, Massachusetts, AS JOINT TENANTS and not as tenants in common,

of

with QUITCLAIM COVENANTS

The land with the buildings thereon, situated on the northwesterly side of Maple Street, in Mendon, County of Worcester, Massachusetts, and being Lots 1 and 2 as shown on plan entitled, "Plan of Land in Mendon, Mass., Property of Stanley W. & Grover C. McCaughey, Scale: 1" = 40', September 29, 1966, Schofield Brothers, Registered Land Surveyors, 48 Park Street, Framingham, Mass. & 121 East Main St., Milford, Mass.", recorded with Worcester District Registry of Deeds, Plan Book 304, Plan 25, and bounded and described as follows:

SOUTHWESTERLY by land of one Hickmott et ux, 792.62 feet;

NORTHWESTERLY by a stone wall at land of one Congdon et ux, 421.85 feet;

NORTHEASTERLY by land now or formerly of one Miller et ux, 420.83 feet;

NORTHWESTERLY by land of said Miller et ux, 16.50 feet;

NORTHEASTERLY again by land now or formerly of said Miller et ux, 469.15 feet; and

SOUTHEASTERLY by the northern line of said Maple Street, 462.55 feet.

Subject to pole and wire rights granted to New England Power Company as recited in instrument recorded with said Deeds in Book 2344, page 178, if same affects the locus.

Being all and the same premises conveyed by deed of Lorraine D. Julian, Trustee dated April 29, 1988 and recorded with said Deeds in Book 11290, page 266.

PROPERTY ADDRESS: Maple Street, Mendon, MA 01756

RECORDED 9 AM APR 16 1997

Pacifico M. DeCapua  
P.O. Box 396  
Milford, MA 01757

- continued -

Executed as a sealed instrument this seventh day of April, 1997

Barry A. Phaneuf  
(Barry A. Phaneuf)

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

April 7, 1997

Then personally appeared before me the above named Barry A. Phaneuf

and acknowledged the foregoing instrument to be his, free act and deed.

Pacific M. Decapua  
PACIFIC M. DECAPUA, Notary Public

My commission expires: July 26, 2002

<p><i>Law Office of</i> <i>Pacific M. Decapua</i> <i>Jefferson Building</i> <i>97 Jefferson Street</i> <i>Post Office Box 596</i> <i>Milford, Massachusetts 01757</i> Telephone (508) 473-7240 FAX (508) 478-2808</p>	<p>Barry A. Phaneuf to Barry A. Phaneuf et al</p> <p>ATTEST: WORC. Anthony J. Vigliotti, Register</p>	<p><u>QUITCLAIM DEED</u></p>
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