

141107

WOR. COUNTY ABST. CO.
ORDER NO. P 1768MAIL TO Andrea D. Hogarth, Atty.
Two Maple Street
P.O. Box 76
Mendon, MA 01756

QUITCLAIM DEED

We, John S. Hogarth and Gloria M. Hogarth of Mendon, Worcester County, Massachusetts, in consideration of less than ONE HUNDRED (\$100.00) DOLLARS, grant to John S. Hogarth and Gloria M. Hogarth, husband and wife, as tenants by the entirety of 8 Elm Street, Mendon, Worcester County, Massachusetts with *quitclaim covenants*

A certain tract or parcel of land hereinafter more definitively described and with the buildings thereon situated on the Northerly side of Maple Street, formerly called County Road and formerly called the Boston and Hartford Turnpike, in Mendon, Worcester County, Massachusetts and being more particularly bounded and described as follows:

BEGINNING at an iron pipe at the Southeasterly corner of the premises at said Maple Street and by land now or formerly of Dorothy S. Mantoni;

THENCE S. 86° 21' W by said Maple Street, 139.05 feet to an iron pipe;
 THENCE N. 8° 15' W by Elm Street, 90.60 feet to an iron pipe;
 THENCE N. 80° 13' E, 54.42 feet to an iron pipe;
 THENCE N. 57° 10' E, 54.88 feet to an iron pipe;
 THENCE N. 84° 18' E, 19.28 feet to an iron pipe, the last three courses bounding by land now or formerly of John S. and Gloria M. Hogarth;

THENCE S. 15° E, by land now or formerly of one Dorothy S. Mantoni, 126.28 feet to an iron pipe at the point of beginning.

The above-described premises are shown on plan entitled "Land in Mendon, Mass., Estate of May E. Brown, dated November 19, 1963, by John Robert Andrews, Jr., Surveyor, and recorded in Plan Book 280, Plan 86.

Conveyance subject to Notice of Variance, Mendon Board of Appeals recorded in Book 4465, Page 566, if still in force and effect. Reservation of well rights and right to enter as recited in Book 4465, Page 571, if still in force and effect and Grant of easement to Dorothy S. Mantoni and agreements therein dated 23 February 1967 and recorded in Book 4736, Page 227.

For Grantors title see deed to John S. Hogarth and Gloria M. Hogarth dated 03 January 1984 and recorded with Worcester District Registry of Deeds Book 8082, page 195.

11 Maple St.,
Mendon, MA

Property address:

97 DEC 17 AM 11:37

Executed as a sealed instrument this 17th day of December, 1997.

John S. Hogarth
John S. Hogarth

Gloria M. Hogarth
Gloria M. Hogarth

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

Dated: 17 December 1997

Then personally appeared the above-named John S. Hogarth and Gloria M. Hogarth and acknowledged the execution of the foregoing instrument to be their free act and deed, before me.

Andrea D. Hogarth
Notary Public *Andrea D. Hogarth*
My commission expires: 10/26/2001

Please return to:

Andrea D. Hogarth, Esquire
P.O. Box 76
Mendon, MA 01756

ATTEST: WORC. Anthony J. Vigliotti, Register