

190097

QUITCLAIM DEED

25
JA

MARILYN A. TOBIN

of Mendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of ONE and 00/100-----(\$1.00)-----DOLLAR

grants to THOMAS J. PHELAN, TRUSTEE OF PHOENIX REALTY TRUST, under a Declaration of Trust dated May 22, 1997 duly recorded with Worcester County Registry of Deeds at Book 18889, Page 332,

of West Bridgewater (130 Ash Street), Plymouth County, Massachusetts

with quitclaim covenants

the land with the buildings thereon, situated on the northeasterly side of Providence Road and on the southerly side of Hartford Avenue East, Mendon, Worcester County, Massachusetts and being shown as Lot 1 on plan entitled "Plan of Land in MENDON, MASS. surveyed for Varney Brothers Concrete Inc." dated November 12, 1985, by Shea Engineering & Surveying Company, Mendon, Mass., said Plan recorded in said Deeds Plan Book 545, Plan 100 and according to which plan said Lot 1 consists of 91,930 square feet of land, more or less, and is bounded and described as follows:

- BEGINNING at the most northerly point of the land hereindescribed on the southerly side of Hartford Avenue East, near a monument at the intersection of Hartford Avenue East and Providence Road;
- THENCE S. 41°55'14" W., 20.94 feet to the easterly side of Providence Road;
- THENCE S. 25°23'56" E., by the easterly side of Providence Road, 429.00 feet to a point;
- THENCE continuing southerly by the northeasterly side of Providence Road by a curve to the left having a radius of 2040.00 feet for a curved distance of 171.63 feet to land now or formerly of Thomas Hackenson;
- THENCE S. 83°26'06" E., 29.29 feet to an iron pipe;
- THENCE N. 64°03'54" E., 60.00 feet to a point;
- THENCE N. 55°45'54" E., 117.45 feet to a point at Lot 2 shown on said plan, the last three courses being by land now or formerly of Thomas Hackenson;
- THENCE N. 29°17'14" W., 316.29 feet by the westerly side of said Lot 2 to the southerly side of Hartford Avenue East;
- THENCE northwesterly by the southerly side of Hartford Avenue East by a curve to the right having a radius of 540.00 feet for a curved distance of 75.81 feet to a point;
- THENCE N. 56°20'00" W., 184.86 feet to a point;
- THENCE N. 48°04'46" W., 75.00 feet to the point of beginning, the last three courses being by the southerly side of Hartford Avenue East.


RECORDED 9 AM DEC 17 1999

Meredith Wynn + Wynn
90 New State Hwy
Rayham, MA 02767

Being the same premises conveyed to Marilyn A. Tobin by deed of George S. Theberge, Jr. dated October 15, 1999 duly recorded in Worcester County Registry of Deeds at Book 21951, Page 3.

PROPERTY ADDRESS: 84 Providence Road, Mendon, Massachusetts 01756

Witness my hand and seal this 16th day of November, 1999.


Marilyn A. Tobin

COMMONWEALTH OF MASSACHUSETTS

County of Worcester, ss.

November 16, 1999

Then personally appeared the above-named Marilyn A. Tobin and acknowledged the foregoing instrument to be her free act and deed before me


NOTARY PUBLIC: Andrea Hill

My Commission Expires: 5/11/2001

ATTEST: WORC. Anthony J. Vigliotti, Register