

JSW

92878

Quitclaim Deed

WOR. COUNTY REG. CO.
ORDER NO. *P6349*

I, **THOMAS J. PHELAN, TRUSTEE of PHOENIX REALTY TRUST** established under a Declaration of Trust dated May 22, 1997 recorded with Worcester District Registry of Deeds in Book 18889, Page 332, of West Bridgewater, Plymouth County, Massachusetts

in consideration of **TWO HUNDRED SIXTY NINE THOUSAND DOLLARS (\$269,000.00)**, paid

grant(s) to **GARY P. ALLAIN and SUSAN D. ALLAIN**, husband and wife as tenants by the entirety, both of 84 Providence Road, Mendon, Worcester County, Massachusetts 01756

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;

Held: Thomas J. Wickstrom, ESQ.

PROPERTY ADDRESS: 84 PROVIDENCE ROAD, MENDON, MASSACHUSETTS

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- 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.

I, Thomas J. Phelan, hereby state and certify that I am the sole Trustee of Phoenix Realty Trust, that said Trust is still in full force and effect, has not been altered, amended, modified, or terminated, and that I have been empowered, instructed, authorized and directed by the beneficiary of said Trust to execute this document.

Being the same and all the same premises as were conveyed to Thomas J. Phelan, Trustee, under Deed of Marilyn A. Tobin dated November 16, 1999 recorded in said Deeds Book 22151, Page 331.

Executed as a sealed instrument this 3rd day of August, 2000.

Thomas J. Phelan
THOMAS J. PHELAN,
Trustee as aforesaid

Commonwealth of Massachusetts

Plymouth, ss

August 3, 2000

Then personally appeared the above-named Thomas J. Phelan, Trustee, who acknowledged the foregoing instrument to be his free act and deed,

before me *Angela M. Brucato*
Angela M. Brucato
Notary Public
My commission expires 07-21-2006

July 21, 2006

See

WORCESTER
DEEDS REG 20
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FEE \$1226.64
CRN #1226-64

ATTEST: WORC. Anthony J. Vigliotti, Register