

LAW OFFICE OF DANIEL W. MURRAY
177 WORCESTER ST. SUITE 203
WELLESLEY, MA 02481



Bk: 35420 Pg: 349 Doc: DEED
Page: 1 of 2 12/30/2004 02:53 PM

Quitclaim Deed

We, Timothy J. Delongchamp and Bonnie J. Delongchamp of 153 Hartford Avenue East, Mendon, Worcester County, Massachusetts

For consideration paid, and, in full consideration of Two Hundred Ninety Seven Thousand and 00/100 Dollars (\$297,000.00)

Grant to KELLIE P. WALTON and DEREK P. KURZE, Husband and Wife Tenants by the Entirety

Of 153 Hartford Avenue East, Mendon, MA

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/30/2004 02:53 PM
Ctrl# 030718 03855 Doc# 00235881
Fee: \$1,354.32 Cons: \$297,000.00

With *quitclaim covenants*

A certain parcel of land with the buildings thereon located in said Mendon, bounded and described as follows:

Beginning at an iron pipe at the northeast corner of the granted premises on the southerly side of Hartford Avenue and at the northwest corner of land of one Sayward;

THENCE S. 1° 26'E. 123.8 feet to a stake;

THENCE S. 7° 46'E. 30 feet to a stake;

THENCE N. 84° 15'E. 13 feet to an iron pipe at Sayward land;

THENCE N. 84° 15'E. 196 feet through an iron pipe to a stone wall at land now or formerly of one Vogel;

THENCE S. 64° 00'W. along a wall, 71.5 feet to a corner of walls at land now or formerly of one Magliocca;

THENCE N. 27° 05'W. along Magliocca land 264 feet, more or less;

THENCE N. 69° 23'E. 25 feet to a stake;

THENCE N. 6° 57'W. 131.4 feet more or less to a stake on the southerly side of Hartford Avenue, the last two lines bounding on other land of the grantor;

THENCE S. 86° 57'E. along Hartford Avenue, 103 feet to the point of beginning.

Excepting therefrom any portion of the above described parcel which may be included in the layout of Hartford Avenue, formerly Hartford Turnpike.

153 Hartford Ave Mendon, MA

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Being the same premises conveyed to Grantor by deed of Timothy J. Houlihan dated August 30, 2002, and recorded with the Worcester District Registry of Deeds, Book 27355, Page 155.

Witness my hand and seal this 20th day of December 2004.



Timothy J. Delongchamp

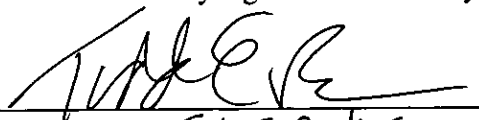


Bonnie J. Delongchamp

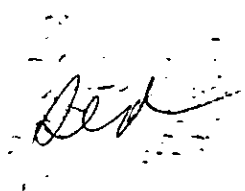
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 20th day of December, 2004, before me, the undersigned notary public, personally appeared Timothy J. Delongchamp and Bonnie J. Delongchamp, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily.



Notary Public Todd E. Brodeur
My Commission Expires: 4/14/2011



ATTEST: WORC. Anthony J. Vigliotti, Register