



Bk: 44541 Pg: 274

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## QUITCLAIM DEED

James J. Beauchamp and Mary M. Beauchamp

of Uxbridge, MA

for consideration paid of \$180,000.00

grant to John Wozniak

**East**

of 159 Hartford Street, Mendon, MA 01756

MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 07/06/2009 02:10 PM

Ctrl# 085438 15447 Doc# 00078663

Fee: \$820.80 Cons: \$180,000.00

with Quitclaim Covenants

the property described in Schedule A attached hereto and incorporated herein by reference.

Witness our hands and seals this 4<sup>th</sup> day of July, 2009.

*James J. Beauchamp*  
James J. Beauchamp

*Mary M. Beauchamp*  
Mary M. Beauchamp

## COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 4<sup>th</sup> day of July, 2009, before me, the undersigned notary public, personally appeared James J. Beauchamp and Mary M. Beauchamp, personally known to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purposes.

[Seal]

*Russell J. Hallisey*  
Russell J. Hallisey  
Notary Public  
My Commission expires: 5-17-13

East AVE  
Property Address: 159 Hartford Street, Mendon, MA 01756  
Grantee's Address: same

3AB

**EXHIBIT A – LEGAL DESCRIPTION**

The land in said Mendon with the buildings thereon, consisting of two (2) non-contiguous parcels, as shown on plan entitled "Land of Eugene M. and Mary L. Hornsby to be conveyed to James J. & Mary M. Beauchamp, Mendon, Mass., February 21, 1983, Scale 1" = 40' ", by John R. Andrews, III., Registered Land Surveyor, recorded with Worcester District Registry of Deeds in Plan Book 505, Plan 23, being the same parcels as described and conveyed to this grantor by a deed from Lewis recorded with said Registry in Book 5949, Page 244, bounded and described as follows.

<u>PARCEL #1.</u>	Being shown as Parcel #1 on said Plan, containing 2.197 acres, more or less, situated on the southerly side of East Hartford Avenue in said Mendon, Mass. and bounded and described according to said plan as follows:
<u>BEGINNING</u>	at a point on the southerly side of said East Hartford Avenue, which point is 6.15 feet northwesterly from a set drill hole in a found stone post as shown on said Man;
<u>THENCE</u>	S. 84°38' 29" E. by and along the southerly side of East Hartford Avenue 100.44 feet to a set drill hole in stone wall;
<u>THENCE</u>	S. 85°03' 24" E. continuing by and along the southerly side of said East Hartford Avenue, 98.53 feet to a set iron pipe at the corner of land now or formerly of Pettinelli;
<u>THENCE</u>	S. 3° 25' 00" E. by and along land of said Pettinelli, now or formerly, 151.33 feet to a drill hole set in stone wall;
<u>THENCE</u>	N. 66° 54' E. by and along said Pettinelli land, now or formerly, 37.74 feet to a drill hole set in stone wall;
<u>THENCE</u>	S. 21° 14' 05" E. by and along said Pettinelli land, now or formerly, 257.99 feet to a drill hole set in stone wall;
<u>THENCE</u>	S. 65° 44' 40" W. and along said Pettinelli land, now or formerly, 249.03 feet to a drill hole set in stone wall at land formerly of Larson;
<u>THENCE</u>	N. 13° 35' 40" W. by and along said Larson land, formerly, 264.30 feet to a drill hole set in stone wall at land formerly of said Larson;
<u>THENCE</u>	N. 10° 53' 14" W. by and along said Larson land, formerly, 244.40 feet to the point of beginning on the southerly side of said East Hartford Avenue.

PARCEL #2.

Being shown as Parcel #2 on said Plan, containing .28 acres, more or less, situated on the southerly side of East Hartford Avenue in said Mendon, Mass., and bounded and described according to said Plan as follows:

BEGINNING:

at a set drill hole shown on said Plan on the southerly side of East Hartford avenue, which point is 55 feet easterly of the set iron pipe at the northeastern corner of Parcel #1;

THENCE

S. 82° 32' 20" E. by and along the southerly side of East Hartford Avenue 90 feet, more or less, to the westerly flowage edge side of the Charles River, as shown on said Plan;

THENCE

in a southerly direction following the westerly flowage edge side of the Charles River, continuing past the remains of a dam, to a set drill hole in a stone wall, near the Black Oak Tree;

THENCE

N. 85° 26' 57" W. by and along land formerly of Penniman, 100.89 feet to a point at land of Pettinelli, now or formerly.

THENCE

N. 31° 20' W. by and along said Pettinelli land, now or formerly, 330 feet to the drill hole set at the southerly side of said East Hartford Avenue, point of beginning.

For title see deed recorded with the Worcester District Registry of Deeds in Book 7718, Page 304.