



2010 00015970

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/16/2010 11:44 AM
Ctrl# 091525 06023 Doc# 00015970
Fee: \$1,285.92 Cons: \$282,000.00

QUITCLAIM DEED

We, Gary P. Allain and Susan D. Allain, of Malta, New York,

for consideration paid and in full consideration of TWO HUNDRED EIGHTY-TWO THOUSAND and 00/100 (\$282,000.00) Dollars

grants to Damon R. Tyler and Teresa M. Tyler, husband and wife as tenants by the entirety,

now of 84 Providence Road, Mendon, Worcester 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 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 herein described 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;

84 Providence Road
Mendon, MA

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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;

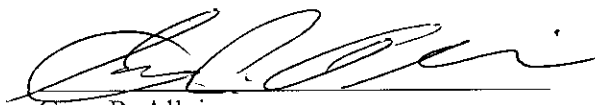
THENCE N. 56° 20' 00" W., 184.86 feet to a point;

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.

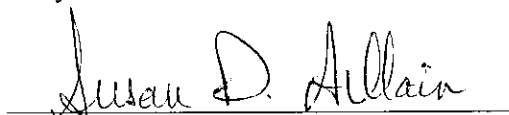
BEING the same premises conveyed in that certain Deed dated August 3, 2000 from Thomas J. Phelan, Trustee of Phoenix Realty Trust to Gary P. Allain and Susan D. Allain, recorded with the Worcester District Registry of Deeds in Book 22865, Page 345.

EXCEPTING therefrom a portion of said premises conveyed to the Town of Mendon in that certain Deed dated July 2, 2003, recorded with the Worcester District Registry of Deeds in Book 30995, Page 14.

Witness our hands and seals this 12th day of February, 2010.



Gary P. Allain



Susan D. Allain

Commonwealth of Massachusetts

Worcester, ss

On this 12th day of February, 2010, before me, the undersigned notary public, personally appeared Gary P. Allain and Susan D. Allain, proved to me through satisfactory evidence of identification, which was personal knowledge, 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 purpose.



Thomas J. Wickstrom, Notary Public
My Commission Expires: 11/1/2013



THOMAS J. WICKSTROM
Notary Public
Commonwealth of Massachusetts
My Commission Expires Nov. 1, 2013