



2011 00006544

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Property Address: 11 Maple Street, Mendon, MA 01756

QUITCLAIM DEED

We, JOHN S. HOGARTH, GLORIA M. HOGARTH and ANDREA D. HOGARTH, all of Mendon, Worcester County, Massachusetts

In consideration paid less than One Hundred and 00/100 (\$100.00) Dollars

Grant to ANDREA D. HOGARTH, individually, with a usual mailing address of P.O. BOX 158, Mendon, MA 01756

WITH QUITCLAIM COVENANTS:

A certain tract or parcel of land hereinafter more definitively described and with the buildings thereon situated on the Northerly side of Maple Street, formerly called County Road and formerly called the Boston and Hartford Turnpike, in Mendon, Worcester County, Massachusetts and being more particularly bounded and described as follows:

BEGINNING at an iron pipe at the Southeasterly corner of the premises at said Maple Street and by land now or formerly of Dorothy S. Mantoni;

THENCE S. 86° 21' W. by said Maple Street, 139.05 feet to an iron pipe;

THENCE N. 8° 15' W. by Elm Street, 90.60 feet to an iron pipe;

THENCE N. 80° 13' E. 54.42 feet to an iron pipe;

THENCE N. 57° 10' E., 54.88 feet to an iron pipe;

THENCE N. 84° 18' E. 19.28 feet to an iron pipe, the last three courses bounding by land now or formerly of John S. and Gloria M. Hogarth;

*Handwritten signature and number 3*

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THENCE S. 15° E., by land now or formerly of one Dorothy S. Mantoni, 126.28 feet to an iron pipe at the point of beginning.

The above-described premises are shown on plan entitled "Land in Mendon, Mass., Estate of May E. Brown, dated November 19, 1963, by John Robert Andrews, Jr., Surveyor, and recorded in Plan Book 280, Plan 86.

Conveyance subject to Notice of Variance, Mendon Board of Appeals recorded in Book 4465, Page 566, if still in force and effect.

Conveyance is not subject to reservation of well rights and rights to enter of Dorothy S. Mantoni recorded Book 4465 Page 571 and easement rights of Dorothy S. Mantoni recorded Book 4736 page 227 and any and all well and/or easement rights of said Mantoni recorded Book 8082 Page 195. See Death Certificate of Dorothy S. Mantoni recorded Book 32985 page 118.

Subject to real estate taxes assessed but not yet due and payable.

For grantors title see deed from John S. Hogarth and Gloria M. Hogarth to Andrea D. Hogarth dated September 24, 2010 and recorded herewith in Worcester District Registry of Deeds in Book 46984 Page 296.

Witness our hands and seals this 19<sup>th</sup> day of January, 2011.

John S Hogarth  
JOHN S. HOGARTH

Gloria M Hogarth  
GLORIA M. HOGARTH

Andrea D Hogarth  
ANDREA D. HOGARTH

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 19<sup>th</sup> day of January, 2011, before me, the undersigned notary public, personally appeared, John S. Hogarth, Gloria M. Hogarth and Andrea D. Hogarth, 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 person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Marilyn M. Buzzerio  
Notary Public

Seal of Notary

My commission expires: 3/23/12

