

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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Worcester South District Registry of Deeds  
Anthony J. Vigliotti, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

After Recording Return to:

DeCapua Law Office  
PO Box 396  
Milford, MA 01757

***QUITCLAIM DEED***

We, **BARRY A. PHANEUF and DAWN PHANEUF**, both being unmarried

of Milford, Worcester, Commonwealth of Massachusetts

in consideration of less than \$100.00

GRANT to **DAWN PHANEUF** of 39 ½ Claflin Street, Milford, MA and  
**RUSSELL BROWN** of 69 School Street, Milford, MA

as tenants in common and not as joint tenants

with *quitclaim covenants*

The land with the buildings thereon, situated on the northwesterly side of Maple Street, in Mendon, County of Worcester, Massachusetts, and being Lots 1 and 2 as shown on plan entitled, "Plan of Land in Mendon, Mass., Property of Stanley W. & Grover C. McCaughey, Scale: 1" = 40', September 29, 1966, Schofield Brothers, Registered Land Surveyors, 48 Park Street, Framingham, Mass. & 121 East Main St., Milford, Mass.", recorded with Worcester District Registry of Deeds, Plan Book 304, Plan 25, and bounded and described as follows:

SOUTHWESTERLY by land of one Hickmott et ux, 792.62 feet;

NORTHWESTERLY by a stone wall at land of one Congdon et ux, 421.85 feet;

NORTHEASTERLY by land now or formerly of one Miller et ux, 420.83 feet;

NORTHWESTERLY by land of said Miller et ux, 16.50 feet;

NORTHEASTERLY again by land now or formerly of said Miller et ux, 469.15 feet; and

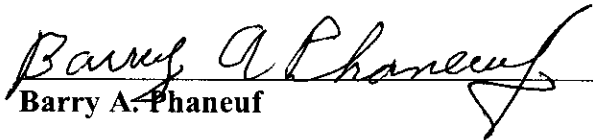
SOUTHEASTERLY by the northern line of said Maple Street, 462.55 feet.

Property Address: *Maple Street, Mendon, Massachusetts*

Subject to pole and wire rights granted to New England Power Company as recited in instrument recorded with said Deeds in Book 2344, page 178, if same affects the locus.

Being all and the same premises conveyed by deed of Barry A. Phaneuf dated April 7, 1997 and recorded with said Deeds in Book 18744 Page 206.

Executed as a sealed instrument this 6<sup>th</sup> day of September, 2012.

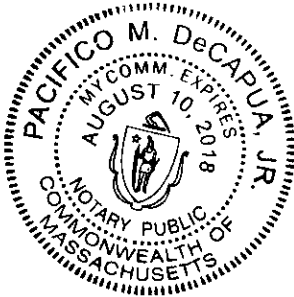
  
Barry A. Phaneuf

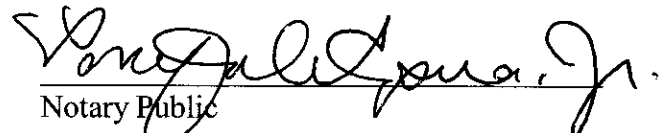
  
Dawn Phaneuf

The Commonwealth of Massachusetts

Worcester, ss.

On this 6<sup>th</sup> day of September, 2012, before me, the undersigned notary public, personally appeared Barry A. Phaneuf and Dawn Phaneuf, proved to me through satisfactory evidence of identification, which were ☒ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



  
Notary Public  
**Pacifico M. DeCapua, Jr.**  
My Commission Expires: **August 10, 2018**

ATTEST: WORC Anthony J. Vigliotti, Register