



Bk: 50247 Pg: 87

Page: 1 of 3 01/07/2013 03:09 PM WD

Quitclaim Deed

I, **MICHAELA J. McCOY**, Personal Representative under the will of **JOHN M. CURBOY**, late of Mendon, Worcester County, Massachusetts, by power conferred by License to Sell from the Worcester Probate Court under the Estate of John M. Curboy, Worcester County Probate Court Docket No. WO12P1553EA and every other power, for consideration paid, and in full consideration of the sum of **TWO HUNDRED FIFTEEN THOUSAND (\$215,000.) DOLLARS AND 00/100**

grants to **Ambro Development, LLC**

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/07/2013 03:09 PM
Ctrl# 117478 29192 Doc# 00002431
Fee: \$980.40 Cons: \$215,000.00

with Quitclaim Covenants,

The land with the buildings thereon consisting of two certain parcels of land and the buildings thereon situated in Mendon, Worcester County, Massachusetts, described as follows:

Parcel One: A certain parcel of land with the buildings thereon, situate in said Mendon being all the same premises described in a deed of Hannah G. Smith to Alice H. Hartshorn dated April 2, 1919, recorded with Worcester Registry of Deeds in Book 2172, Page 26, bounded and described as follows, to wit:

"A certain tract of land with the buildings thereon, said land is situated in the village of Mendon aforesaid upon the northerly side of Maple Street, formerly known as the Boston and Hartford Turnpike, and is bounded and described as follows, viz:

BEGINNING at an iron in the ground at the northerly line of said Maple Street;

THENCE N. 21° W., 170.09 feet, more or less, to a stone bound set in the ground bounding westerly on land now or formerly of Frank C. Wood;

THENCE N. 65° 45' E., 86.05 feet, more or less, to an iron pin in the ground at the westerly line of Washington Street (so called), bounded northerly by land now or formerly of Daniel H. Barnes;

THENCE southerly with said Washington Street, 179 feet, more or less, to the northerly line of Male Street;

THENCE westerly on said Maple Street to the point of beginning".

Said premises are conveyed subject to a highway relocation of the State Highway by the Commonwealth of Massachusetts dated December 20, 1949 and recorded with said Deeds in Book 3230, Page 238.

Property Address: 25 Hastings Street, Mendon, MA 01756

Parcel Two: A certain parcel of land situated on the northerly side of the Massachusetts State Highway, Route 16, known as Maple Street in said Mendon, and being more particularly bounded and described as follows:

BEGINNING at an iron pipe at the southeasterly corner of the premises at a point in the northerly location line of said highway and at land now or formerly of one Scott;

THENCE N. 21° W. by said Scott land, 171 feet, more or less, to a stone bound;

THENCE S. 67° 15' W. by land now or formerly of one Mann, 87.0 feet to a stake;

THENCE S. 27° 52' E. by land now or formerly of one Greenhalgh, 166 feet, more or less, to a stake in the northerly line of said Highway;

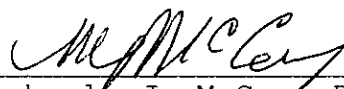
THENCE easterly by the northerly line of said highway, being a curve to the right having a radius of 1625 feet, a distance of 70 feet to the point of beginning.

Said premises are shown on plan entitled "land in Mendon, Mass. deeded to Lester P. & Madeleine W. Mann by Clement & Ruth M. Greenhalgh Sept. 20, 1958" by P. MacNevin, said plan filed with said Deeds in Plan Book 234, Plan 68.

BEING the same premises conveyed to John M. Curboy by deed of Gloria J. Curboy dated September 3, 1981 and recorded with said Deeds in Book 7328, Page 7.

None of the devisees under the will of John M. Curboy occupied the premises as their principal place of residence.

WITNESS my hand and seal this 21st day of December
2012.



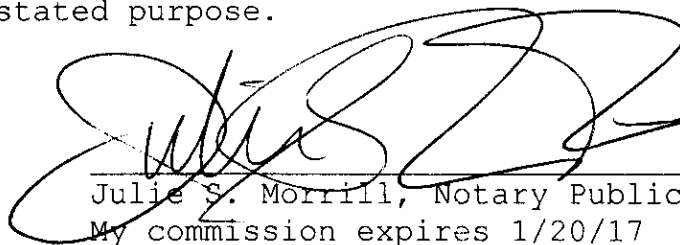
Michaela J. McCoy, Personal
Representative, Estate of
John M. Curboy

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

December 21, 2012

Then personally appeared, before me, the undersigned
notary public, the above-named Michaela J. McCoy, known
personally to me to be the person whose name is signed on the
preceding documents and acknowledged to me that she signed it
voluntarily for its stated purpose.



Julie S. Morrill, Notary Public
My commission expires 1/20/17

ATTEST: WORC. Anthony J. Vigliotti, Register