

RKF 121889

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

Robert K. Fagan and Shirley A. Fagan
of Blackstone Street, Mendon, Massachusetts 01756 Worcester, County, Massachusetts,

being ~~un~~married, for consideration paid, and in full consideration of less than \$100.00.

grant to	Kathy L. Harris 131 Mill Street Hopedale, MA 01747	Maureen E. Ames 4A Meagan Court Mendon, MA 01756	Valerie A. Fagan 144 Chestnut Street Upton, MA 01568 with quitclaim covenants
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jointly and not as tenants in common.

the land in

[Description and encumbrances, if any]

I. Parcel I

A certain tract or parcel of land situated on the westerly side of Blackstone Street, Mendon, Worcester County, Massachusetts and being Lot 1 on the Plan entitled "Plan of Land in Mendon, Mass. Surveyed for Robert K. Fagan Scale 1" =40' Aug. 1, 1983 Shea Engineering & Surveying Company, Mendon, Mass." said Plan being filed with the Worcester County Registry of Deeds at Book 514, Page 45.

Said premises containing 128,095 square feet.

Being the same premises conveyed to us by deed of Frank J. & Clara Kloczkowski, dated December 2, 1983 and recorded in Worcester County Registry of Deeds at Book 8019, Page 243.

II. Parcel II

Beginning at the northeasterly corner of the granted premises at the corner of stone walls on the westerly side of said street, said corner of stone walls being approximately 732 feet southerly of land now or formerly of one Murch, formerly of one Tetreault, measured along the westerly line of said Blackstone Street:

Thence westerly by a stone wall and remaining land of Reginald LaMountagne, now or formerly, 230 feet, more or less, to the intersection of stone walls;

Thence southwesterly by a stone wall and remaining land of Reginald LaMountagne, now or formerly, 220 feet, more or less, to the intersection of stone walls;

Thence easterly be a stone wall and remaining land of Reginald LaMountagne, now or formerly, 325 feet, more or less, to the westerly side of said street; and

Thence northerly be a stone wall and the westerly side of said street 220 feet, more or less, to the point of beginning.

Being the same premises conveyed to us by deed of Cornelis S. Vandervalk, dated November 28, 1977 and recorded in Worcester County Registry of Deeds at Book 6349, Page 374.

III. Parcel III

A certain parcel of land, with the buildings thereon, situated on the westerly side of Blackstone Street, in said Mendon, and being all the same premises as described in Deed of Reginald LaMountagne to Robert K. Fagan dated August 31, 1951 and recorded with Worcester District Registry of Deeds, Book 3375, Page 93, to which deed reference may be had for a more particular description of the released premises.

Being the same premises conveyed to us by deed of Robert K. Fagan, dated November 18, 1977 and recorded at Worcester Registry of Deeds at Book 6349, Page 370.

IV. Parcel IV

A certain parcel of land in said Mendon situated on the westerly side of Blackstone Street bounded and described as follows: to wit, beginning at land of one Phipps and said Blackstone street thence westerly by said Phipps land 288 feet to land of one Pace and Lamontaine, thence southerly be said Pace and Lamontaine land 150 feet to a

RECORDED

PROPERTY LOCUS: 173 BLACKSTONE STREET MENDON, MA 01756

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stone bound; thence easterly by said Pace and Lamontaine Land 280 feet to said Blackstone Street; thence by said Blackstone Street northerly to the point of beginning.

Holbrook and

Being the same premises conveyed to Robert K. Fagan by Lewis W. Ethel M. Holbrook ^{by deed} dated January 7, 1950 and registered at the Worcester County Registry of Deeds at Book 3375, Page 89.

Grantors reserve the right to use and occupy the premises for so long as they both may live.

Witness his hand and seal this 19th day of October, 19 94

Robert K. Fagan
ROBERT K. FAGAN
Shirley A. Fagan
SHIRLEY A. FAGAN

The Commonwealth of Massachusetts

Worcester ss. October 19, 19 94

Then personally appeared the above named Robert K. Fagan and Shirley A. Fagan

and acknowledged the foregoing instrument to be their free act and deed, before me

Harvey J. Trask
Notary Public — ~~Notary of the State of~~
HARVEY J. TRASK
My commission expires April 4, 19 97

ATTEST: WORC. Anthony J. Vigliotti, Register

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.