



Bk: 35327 Pg: 24 Doc: DEED  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/17/2004 01:45 PM  
Ctrl# 030191 03561 Doc# 00228508  
Fee: \$1,003.20 Cons: \$220,000.00

# Quitclaim Deed

We, **JOSEPH M. RICHARDS and MAHALA L. RICHARDS** of Mendon, Worcester County, Massachusetts

in consideration of **TWO HUNDRED TWENTY THOUSAND AND NO/100 (\$220,000.00) DOLLARS, PAID**

grant(s) to **WASSIM M. BECHARA 3 Milford Street, Mendon, Massachusetts 01756**

with **quitclaim** covenants

A certain tract or parcel of land with the buildings thereon in Mendon, Worcester County, Massachusetts on the southerly side of Milford Street, Bounded and described as follows:

Beginning at a stake at the northwesterly corner of said parcel on the southerly side of said Milford Street and at land of Carl M. Taft, formerly of Geroge M. Taft;

THENCE southerly with said Carl M. Taft land, 98.8 feet to a drill hole in a rock;

THENCE turning and running easterly with said Carl M. Taft land 167 feet to a stake at land of Ernest J. Beaucage and Jennie M. Beaucage, formerly of Robert Flooks and Marion Flooks;

THENCE turning and running northerly with said Beaucage land about 101 feet to said Milford Street;

THENCE westerly with said Milford Street to the point of beginning.

There is excepted from the above described premises that portion thereof taken by the Commonwealth of Massachusetts in the alteration of said street by instrument dated December 20, 1949 recorded with Worcester District Registry of Deeds in Book 2330, Page 238 and that portion thereof conveyed by Marion E. Thurber to Shelly D. Vincent et ux by deed dated December 21, 1950 recorded with said Deeds in Book 3309, Page 461.

Being the same and all the same premises as were conveyed to us by Deed of Clifford E. Ansell and Frances A. Ansell dated April 24, 1992 recorded with the Worcester District Registry of Deeds in Book 14198, Page 87.

PROPERTY ADDRESS: 3 Milford Street, Mendon, MA 01756

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Return To:  
Richard A. Villani, Esq.  
P.O. Box 326  
Milford, MA 01757

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Executed as a sealed instrument this 10<sup>th</sup> day of December, 2004.

  
JOSEPH M. RICHARDS

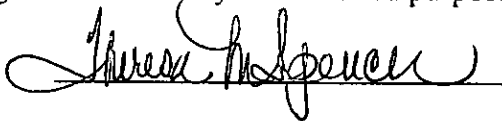
  
MAHALA L. RICHARDS

**Commonwealth of Massachusetts**

Worcester, SS:

December 10, 2004

Then personally appeared the above-named Joseph M. Richards and Mahala L. Richards, proved to me through satisfactory evidence of identification which was/were MA Drivers License to be the person(s) whose name is signed on the preceding or attached document and acknowledged that they signed it voluntarily for its stated purpose.



Notary Public Theresa M. Spencer  
My commission expires September 11, 2005  
Worcester County, MA

ATTEST: WORC. Anthony J. Vigliotti, Register