



2006 00016184

MASSACHUSETTS QUITCLAIM DEED

I, Michael D. Lee, of 11 Millville Road, Mendon, Worcester County, Massachusetts
for consideration paid of Three Hundred Fourteen Thousand Dollars and 00/100 (\$314,000.00)
grant to Andreia D. Darian of 151 North Main Street, Bellingham, Massachusetts 02019
with QUITCLAIM COVENANTS

The land with the buildings thereon, in Mendon, Worcester County, Massachusetts, and bounded and described as follows:

Parcel 1: contains approximately seven thousand one hundred twenty (7,120) square feet and is situated between the westerly location line of the 1932 County layout of the Millville road and the center line of the location of the old road, said parcel being more fully described as follows:

- BEGINNING at a point on the aforesaid westerly location line one hundred ten (110) feet, more or less, northerly of a Worcester County highway bound (WCH) bearing South 31° 08' 05" East and thirty-four and 33/100 (34.33) feet distant from Station 12 44.97 of Worcester County Commissioners Plan H2336R, Decree 867;
- THENCE Northwesterly fifty-five (55) feet, more or less, to the center line of the old road;
- THENCE Northeasterly two hundred fifteen (215) feet, more or less, by the center line of the old road to the aforesaid location line;
- THENCE Southerly two hundred twenty (220) feet, more or less, by said westerly location line and on a curve of 730.00 feet radius to the point of beginning.

Parcel 2: contains six thousand two hundred fifty (6,250) square feet, more or less, and covers the old location of the road discontinued by the Town of Mendon.

See Deed Town of Mendon to Berton G. Brown, dated January 12, 1933, recorded with Worcester District Registry of Deeds, Book 2578, Page 25, for a more complete description.

Parcel 3: is situated on the westerly side of the road leading from the Old Turnpike to Millville, and bounded and described as follows:

- BEGINNING at said road at land now or formerly of Mrs. Cosgrove;
- THENCE Westerly as the wall stood March 5, 1859, and bounded northerly on said Cosgrove land, nineteen (19) rods lacking one (1) foot to stones at the end of a partition wall at land now or formerly of George Wilber;
- THENCE Southeasterly on said Wilber land, sixteen and one-fourth (16 ¼) rods to a stake and stones on the northwesterly side of said road;
- THENCE Northeasterly by said road, nineteen (19) rods lacking one (1) foot to the point of beginning.

Parcel 4: The land on the northwesterly side of Millville Road, Mendon, shown as Parcel "A" on a plan entitled "Plan of Land in Mendon, Mass. Owned by Nicholas Frabotta" Francis J. Brennan, Surveyor, recorded with Worcester District Registry of Deeds, Plan Book 148, Plan 113, said parcel containing 6,100 square feet, more or less, bounded and described as follows:

- BEGINNING at the northwesterly corner of the granted premises at iron pin set in the ground on the northwesterly side of said Road, said point of beginning being 20 feet distant from the northeasterly corner of grantee's land: (the term "grantee" refers to one Frabotta)

PROPERTY LOCATION: 11 Millville Road, Mendon, Worcester County, Mass.

RETURN TO:
ROCHE & MURPHY
P.O. BOX 267
FRANKLIN, MA 02038

THENCE Southwesterly with said Road on a curved line having a radius of 730 feet, 20 feet to grantees' land;

THENCE N. 77° 42' W., with grantees' land 305 feet, more or less, to drill hole in stone;

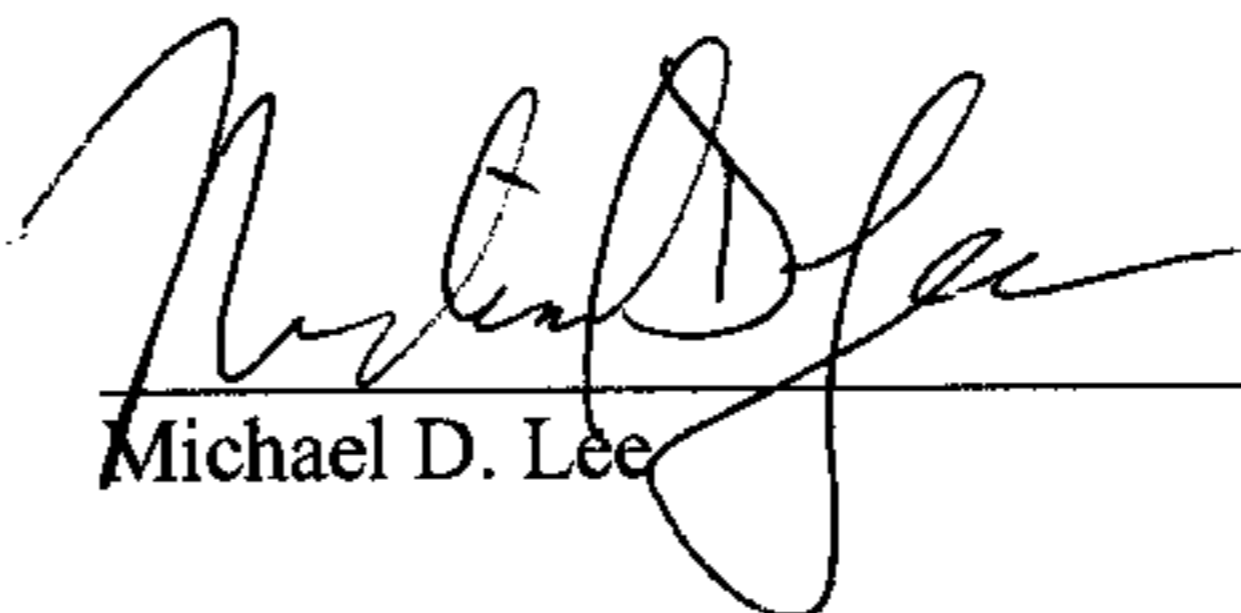
THENCE N. 12° 18' E., with Parcel "C" on said plan 20 feet to iron pin set in the ground;

THENCE S. 77° 42' E., with Parcel "B" on said plan 308.05 feet to the point of beginning, this last course being parallel with and 20 feet distant from the second course.

For my title see deed of Robert P. Luzi and Linda J. Auty to me dated November 21, 2001, recorded in Worcester Registry of Deeds Book 25306, Page 103.

WITNESS my hand and seal this 3rd day of January, 2006.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/01/2008 03:46 PM
Ctrl# 047912 28997 Doc# 00016184
Fee: \$1,431.84 Cons: \$314,000.00



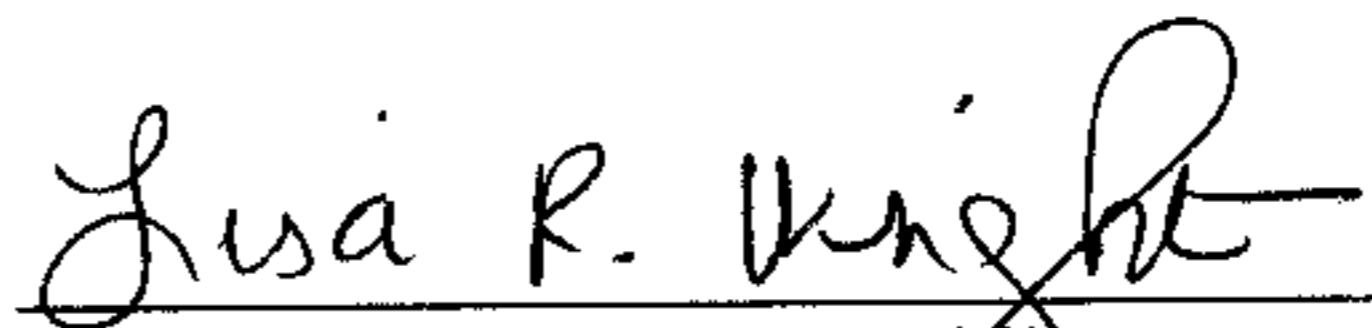
Michael D. Lee

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

January 3, 2006

On this 3rd day of January, 2006, before me, the undersigned Notary Public, personally appeared Michael D. Lee, proved to me through satisfactory evidence of identification, which was an unexpired driver's license issued by the Commonwealth of Massachusetts bearing his photographic image and signature, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Lisa R. Wright, Notary Public
My commission expires: 11/21/2008

ATTEST: WORC. Anthony J. Vigliotti, Register