

Quitclaim Deed



Bk: 39999 Pg: 5 Doc: DEED
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The Milford National Bank and Trust Company,
a national banking association duly established and validly existing under the laws of the
United States of America,
having its usual place of business at 300 East Main Street, Milford, County of Worcester,
Massachusetts

for consideration paid, and in full consideration of Two Hundred Eighty Two Thousand
and no/100 (\$282,000.00) Dollars

grant to Scott J. Gaultitz and Candice Marie Porter,

husband and wife, as tenants by the entirety,

of 111 Millville Street, Mendon, County of Worcester, Massachusetts

with **QUITCLAIM COVENANTS**

The land with the buildings and improvements thereon in Mendon, County of Worcester,
Commonwealth of Massachusetts, as more particularly described in Exhibit A annexed
hereto and incorporated herein by reference.

This conveyance does not represent all or substantially all of the assets of the grantor in
the Commonwealth of Massachusetts.

IN WITNESS WHEREOF, the said The Milford National Bank and Trust
Company has caused its corporate seal to be hereto affixed and these presents to be
signed, acknowledged and delivered in its name and behalf by Peter M. Beecher, its Vice
President, hereto duly authorized, this 16th day of October, 2006.

The Milford National Bank and
Trust Company
by:

Peter M. Beecher, Vice President
For authority see Vote recorded at
Said Deeds in Book 15828, Page 114

RETURN TO
SCOTT N. KING
ATTORNEY AT LAW

Two Newton Place, Suite 200
Newton, Massachusetts 02458-1634
Telephone (617) 332-1202

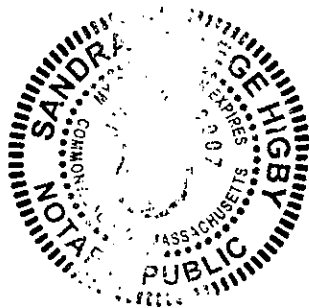
MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/19/2006 02:38 PM
Ctrl# 057758 10912 Doc# 00157633
Fee: \$1,285.92 Cons: \$282,000.00

Property Address: 111 Millville Street, Mendon, MA

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:

On this 16th day of October, 2006, before me, the undersigned notary public, personally appeared Peter M. Beecher, proved to me through satisfactory evidence of identification, which was personal knowledge of identity, 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 as Vice President of said The Milford National Bank and Trust Company.



RB410

Sandra Kraege Higby
Notary Public *Sandra Kraege Higby*
Commonwealth of Massachusetts
My commission expires on: *6/28/07*

EXHIBIT A

A certain parcel of land with the buildings thereon, situated on the Westerly side of Millville Road, and being **Lot #2** on a plan entitled, "Plan of Land of Terrill Sanborn, et ux, Mendon, Mass., March 17, 1973, Scale: 1" = 40', John R. Andrews, Jr." filed with the Worcester South District Registry of Deeds in **Plan Book 378, Plan 109** and bounded and described as follows;

Beginning at an iron pin at the southeasterly corner of the granted premises on Millville Road;

Thence North $71^{\circ} 59' 40''$ West, one hundred seventy-six and seventy-nine hundredths (176.79) feet and bounded southerly by Pleasant Street;

Thence North $17^{\circ} 41' 06''$ East, bounded westerly by Lot 1, two hundred thirty-three and nineteen hundredths (233.19) feet to a point;

Thence South $68^{\circ} 07' 15''$ East, bounded northerly by land of one Priscilla Bourbeau, two hundred thirteen and twenty-seven hundredths (213.27) feet to a Worcester County Highway Bound, at the northeasterly corner of the granted premises;

Thence South $28^{\circ} 13' 20''$ West, bounded easterly by said Millville Road, one hundred sixteen and eighty-four hundredths (116.84) feet to a Worcester County Highway Bound;

Thence on a curve to the left whose radius is nine hundred five and no hundredths (905.00) feet, one hundred seven and forty-six hundredths (107.46) feet and bounded easterly by said Millville Road to an iron pin being the point of beginning.

Containing 45,534 square feet, more or less.

Being the same premises described in the foreclosure deed from The Milford National Bank and Trust Company to The Milford National Bank and Trust Company dated June 16, 2006 and recorded at the Worcester County (Worcester District) Registry of Deeds in Book 39221, Page 238.

MNF158-2

ATTEST: WORC. Anthony J. Vigliotti, Register