



2011 00034856

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**QUIT-CLAIM DEED**

We, Thomas Fyffe and Susan J. Fyffe of 11775 Fountain Place, Rapid City, South Dakota for consideration paid and in full consideration of One Hundred Eighty Five Thousand Dollars. (\$185,000.00.) Grant to LaBelle Maison, LLC of 2 Corinthian Way, Georgetown, MA.

WITH QUIT CLAIM COVENANTS The land known as 62-66 MILFORD STREET, MENDON, MASSACHUSETTS 01756 is hereby described as follows:

See attached Exhibit "A"

Witness my hand this 1<sup>ST</sup> day of APRIL, 2011

Thomas Fyffe  
Thomas Fyffe

Susan J. Fyffe  
Susan J. Fyffe

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 04/08/2011 11:03 AM  
Ctrl# 101465 30686 Doc# 00034856  
Fee: \$843.60 Cons: \$185,000.00

PREMISES: 62-66 MILFORD STREET, MENDON

State of South Dakota

Pennington County Dated April 1, 2011

On this 1<sup>st</sup> day of April, 2011 before me, the undersigned notary public, personally appeared Thomas Fyffe and Susan J. Fyffe, who proved to me through satisfactory evidence of identification, which was South Dakota Drivers License

to be the persons whose names are signed on the preceding document, and they acknowledged to me that they signed it voluntarily for its stated purpose.



Erica Richardt  
Notary Public  
My Commission Expires: June 30, 2016

Kline & Gordon, LLP  
233 Needham Street, Suite 400  
Newton, MA 02464  
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PT

**EXHIBIT A**

A certain parcel of land with the buildings thereon, situated on the northerly side of Mendon Street and bounded and described as follows:

**TRACT ONE:**

Beginning at the southeasterly corner of the granted premises on the northerly side of said street; thence westerly along said street, sixty (60) feet; thence northerly along land of one formerly of Millard Bracci, two hundred (200) feet; thence easterly on a line parallel with the northerly side of said street, eighty-four (84) feet; thence southerly by land now or formerly of Barbara N. Raad, two hundred (200) feet to the point of beginning.

Said premises are shown on "Plan of Land in Mendon, Mass., owned by John J. Harrington, March 10, 1927", Henry W. Gaskill, C.E., being lot marked "Harrington", between that of Bracci and Raad, which plan is recorded with Worcester County Registry of Deeds, Plan Book 49. Plan 34.

Being the same premises conveyed by deed of Merrill R. Bracci, dated August 30, 1948, and recorded with Worcester County Registry of Deeds, Book 3144, Page 96.

**TRACT TWO:**

A certain tract of land, together with the buildings thereon, in Mendon in the County and Commonwealth aforesaid, situated on the westerly side of the road leading from Mendon to Milford, and bounded and described as follows:

Beginning at a stone wall at the northeasterly corner of the granted premises at land now or formerly of one Broughey and said road;

Thence westerly along said Broughey land two hundred (200) feet to a stake at land now or formerly of John J. Harrington; thence southerly along said Harrington land, 200 feet to a stake at other land, now or formerly of said Harrington; thence easterly along other land now or formerly of said Harrington, two hundred (200) feet to the road above mentioned; thence northerly along said road, 27.56 feet, more or less, to a point; thence N. 28° 41' W., 71.59 feet to a point; thence N. 36° 20' E., 70 feet to a point; thence S. 53° 44' E., 65 feet to a point in the westerly side of said street; thence northerly along said road, 72.44 feet to the point of beginning.

Being a part of the premises conveyed by deed of Phyllis M. Bowles dated September 15, 1945 and recorded with Worcester County Registry of Deeds, Book 2969, Page 199.

TRACT two hereinabove described is subject to a Right of Way, bounded and described as follows: BEGINNING at a stone wall at the northeasterly corner of the premises described in Tract Two in the above described land of one Broughey and the westerly side of the road leading from Mendon to Milford on Route 16; Thence running S. 60° 33' W., 79.47 feet to a point; thence running S. 53° 44' E., 32.79 feet to an iron pin on the road, thence running N. 36° 12' W., 72.44 feet to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Mortgagor by Deed recorded with Worcester District Registry of Deeds in Book 21281, Page 94