

## QUITCLAIM DEED

MARGARETTEN & COMPANY, INC., duly established under the laws of the State of New Jersey, having its usual place of business at 2810 N. Parham Road, Richmond, Virginia, in consideration of ONE HUNDRED ELEVEN THOUSAND SIX HUNDRED SEVENTY-ONE AND 53/100 DOLLARS (\$111,671.53)

with QUITCLAIM COVENANTS

grants to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ITS SUCCESSORS AND/OR ASSIGNS, of 10 Causeway Street, Boston, Massachusetts

The land with all the buildings thereon situated on the westerly side of Providence Road in Mendon, Worcester County, Massachusetts bounded and described as follows:

Beginning at the northeasterly corner of the granted premises, at a point on the Providence Road and land, now or formerly of G. Kenneth Taft; thence southerly along said Road, along a stone wall to a fence at land, now or formerly of Harry L. and Edith Johnson; thence westerly along said fence and land, now or formerly, of Harry L. and Edith Johnson to a stone wall at land now or formerly of Harry L. and Edith Johnson; thence northerly along said stone wall and land now or formerly, of Harry L. and Edith Johnson and land, now or formerly, of one Coleman to a stone wall at land, now or formerly, of G. Kenneth Taft; thence easterly along said last mentioned stone wall and land, now or formerly, of G. Kenneth Taft to the point of beginning, containing four acres, more or less.

Being all those premises conveyed by and described in Foreclosure Deeds, Milford Federal Savings and Loan Association, Mortgagee, to the Milford Federal Savings and Loan Association, dated April 10, 1939, and recorded with the Worcester District Registry of Deeds, Book 2743, Page 126.

Excepting from said parcel the following two parcels of land:

Parcel 1

A certain lot or parcel of land with any buildings and improvements thereon situated on the southwesterly or westerly side of Providence Road, in the Town of Mendon, County of Worcester and Commonwealth of Massachusetts, being laid out and designated as lot "B" on an unrecorded plan entitled, "Sub-Division of Land owned by Armand A. Desmaris et ux Mendon, Mass. June 1951 Scale: 1 inch = 60 feet F.J. Brennan Surveyor Uxbrige, Mass." Said lot is bounded and described as follows:-

Beginning at a concrete bound in the southwesterly line of said Providence Road at the northeasterly corner of the lot hereby conveyed and at the southeasterly corner of remaining land of these grantors, said concrete bound being two hundred eighty-nine and 50/100 (239.50) feet measured on a course of S. 18° 17' E. along the line of said Road from a stone wall at land of John Gaskill, formerly of G. Kenneth Taft, said concrete bound also being one hundred (100) feet measured on a course of N. 18° 17' W. from a concrete bound at the northeasterly corner of land of Carl Hoberg and wife, formerly of Harry L. Johnson and wife; thence S. 76° 03' W. three hundred sixty-eight (368) feet to a concrete bound; thence continuing the same course two (2) feet to a stone wall at land of Bertha Wilson, formerly of Coleman, the last two lines bounding northwesterly on said remaining land of these grantors; thence S. 14° 00' E. with the line of a wall, bounding southwesterly on said Wilson land, one hundred (100) feet to a point on range with the line of the remains of a fence at land of said Carl Hoberg and

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(Margaretten/Garvin)

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wife, formerly of Harry L. Johnson and wife; thence N. 76° 00' E. two (2) feet to a concrete bound; thence continuing the same course with the line of the remains of a fence, bounding southeasterly on said Hoberg land, three hundred seventy-five and 50/100 (375.50) feet to a concrete bound at said Providence Road; thence N. 18° 17' W., bounding northeasterly on said Providence Road, one hundred (100) feet to a concrete bound at the point of beginning. Containing 37,370 square feet, more or less. (See Plan Book 200, Plan 52)

Parcel 2

A certain tract or parcel of land situated on the southwesterly side of the Providence Road in said Mendon and being more particularly bounded and described as follows, to wit:-

Beginning at a concrete bound in the southwesterly line of said road at the northeasterly corner of land of one Piper, formerly of the grantors, said concrete bound being 289.50 feet distant S. 18° 17' E. from a stone wall at land of one Gaskill and also being 100 feet distant N. 18° 17' W. from a concrete bound at the northeasterly corner of land of one Hoberg; thence S. 76° 03' W. 368 feet to a concrete bound; thence continuing the same course 2 feet to a stone wall at land of one Wilson, the last two measurements bounding on said Piper land; thence 14° 00' W. with the line of said wall and bounding on said Wilson land 140.00 feet to a point; thence N. 76° 07' E. by remaining land of the grantors 359.60 feet to a point in the southwesterly line of said road and thence S. 18° 17' E. by said road 140.0 feet to the concrete bound at the point of beginning. (See Plan Book 200, Plan 52, being shown as Lot A' on said plan).

Being located at 27 Providence Road and shown as Lot A1 on the plan recorded in Plan Book 200, Plan 52.

Being the same premises conveyed to this Grantor by Foreclosure Deed dated August 11, 1993, recorded in Worcester County (Worcester District) Registry of Deeds on October 4, 1993, 1993 as Instrument No. 120474, *BOOK 15620 Page 393.*

WITNESS the execution and corporate seal of said corporation this 26th day of January, 1994.

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*L. S. Compton*  
MARGARETTEN & COMPANY, INC.  
L. S. Compton  
Assistant Secretary

*Donald J. Atkins*  
MARGARETTEN & COMPANY, INC.  
Donald J. Atkins  
Senior Vice President

STATE OF Virginia

Henricko , ss.

January 26, 1994

Then personally appeared the above-named Donald J. Atkins and L. S. Compton and acknowledged the foregoing instrument to be the free act and deed of MARGARETTEN & COMPANY, INC., before me,

*Becki C. Gooch*  
Becki C. Gooch, Notary Public  
My commission expires: 2/29/96

ATTEST: WORC. Anthony J. Vigliotti, Register