

AUG- 4-97 MON 15:16

DP DANVERS

FAX NO. 5087775403

P. 07

84291

QUITCLAIM DEED

We, Michael J. Travers and Diana J. Travers, of Mendon, Worcester County, Massachusetts

for nominal consideration paid of \$1.00 Dollar (and other good and valuable consideration)

grant to Michael J. Travers, Individually, of 60 North Avenue, said Mendon, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS

The land in said Mendon, Worcester County, Massachusetts, together with the buildings thereon, situated at and known as 60 North Avenue, bounded and described as on Exhibit "A" attached hereto and incorporated herein by reference.

For our title see deed of Michael J. Travers and Diana J. Travers dated April 22, 1996, recorded with Worcester District Registry of Deeds in Book 17851, Page 13.

WITNESS our hands and seals this 5th day of August, 1997.

Michael J. Travers

Diana J. Travers

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss. August 5, 1997

Then personally appeared the above named Michael J. Travers and Diana J. Travers and acknowledged the foregoing instrument to be their free act and deed, before me.

Notary Public
My commission expires:

TERRANCE E. McMAHON
Notary Public
My Commission Expires August 17, 2001

Douglas, Putnam, Leavitt & Rubin, P.A.
89 Newbury Street
Danvers, MA 01923

Return:

CH58148

PROPERTY ADDRESS: 60 NORTH AVENUE, MENDON, MA 01756

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COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

August 5, 1997

Then personally appeared the above names Michael J. Travers and acknowledged the foregoing instrument to be his free act and deed, before me.



Notary Public

My commissions expires: 10/27/97

Mitchell E. Weisman, NP

The land at 60 North Avenue, Mendon, Worcester County, Massachusetts bounded and described as follows:

NORTHEASTERLY in two courses 203.00 feet and 180.74 feet along North Avenue as shown on a plan hereinafter mentioned;

SOUTHEASTERLY by land now or formerly of James M. Kennelly and Phyllis Kennelly, 175.47 feet;

NORTHEASTERLY by land of said Kennelly, 180.87 feet;

SOUTHEASTERLY by land now or formerly of Richard W. Munroe and Ruth B. Munroe and by land now or formerly of Russell E. Phipps and Janet M. Phipps in two courses, 319.80 feet and 293.26 feet;

SOUTHWESTERLY by land now or formerly of J. Lawrence Doyle in five courses as follows, 179.26, 146.57 feet, 147.44 and 97.68 feet;

NORTHWESTERLY by land now or formerly of J. Lawrence Doyle, Harold C. Barrows, Jr., et ux, Harold C. Barrows and Florence H. Barrows, Eric Swanson and Grace Swanson in two courses, 492.91 feet and 170.37 feet.

All of said boundaries are shown on "Plan of Land in Mendon, Mass., Property of Heirs of Gladys B. Holmes", dated October 22, 1971 by Schofield Brothers, Inc., Registered Land Surveyors, recorded with said Deeds, Plan Book 367, Plan 49.

SAID PREMISES ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:

1. Title to and rights of the public and others in so much of the premises as lies within the bounds of North Avenue.

ATTEST: WORC. Anthony J. Vigliotti, Register