

257

RETURN TO:
FAITH V. EASTER, ESQ.
1290 WORCESTER ROAD
FRAMINGHAM, MA 01702

MASSACHUSETTS QUITCLAIM DEED - INDIVIDUAL

I, HOWARD F. PHIPPS, of Mendon, Worcester County, Massachusetts

grant to HOWARD F. PHIPPS and PEGGY ANN PHIPPS, Husband and Wife, as Tenants by the Entirety

both of 91 North Avenue, Mendon, Massachusetts 01756,

for consideration paid, and in full consideration of ONE and 00/100 (\$1.00) DOLLAR

with quitclaim covenants

A certain parcel of land with the buildings thereon situated on the easterly side of North Avenue in Mendon, Massachusetts, bounded northerly by land of Sears, one hundred forty (140) feet; easterly by land of Van Der Sluis about two hundred ninety-one (291) feet; southerly by land of Van Der Sluis one hundred seventy-five (175) feet; and westerly by said North Avenue two hundred ninety-one (291) feet.

For Grantor's title see Deed of Thomas C. Phipps, dated November 30, 1988, recorded with the Worcester District Registry of Deeds in Book 12366, Page 59.

EXECUTED as a sealed instrument this 27th day of January, 1997.

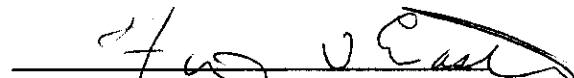

HOWARD F. PHIPPS

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

JANUARY 27, 1997

THEN personally appeared the above-named HOWARD F. PHIPPS, and acknowledged the foregoing instrument to be his free act and deed, before me,


Faith V. Easter Notary Public
My Commission Expires: 12/08/2000

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC. Anthony J. Vigliotti, Register

PROPERTY ADDRESS: 111 North Avenue, Mendon, MA
GRANTEE ADDRESS: 91 North Avenue, Mendon, MA

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