

69577

45/20 rj

Return to:

QUITCLAIM DEED

WE, HOWARD F. PHIPPS and PEGGY ANN PHIPPS, Husband and Wife, both of Mendon, Worcester County, Massachusetts (hereinafter "Grantors")

For Consideration paid, and in full consideration of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00)**

Dollars

Grant to **HOWARD F. PHIPPS, JR.**, Individually, of 111 North Avenue, Mendon, Worcester County, Massachusetts, (hereinafter "Grantee")

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 Grantors' title see Deed of Howard F. Phipps, dated January 27, 1997 and recorded with the Worcester District Registry of Deeds in Book 18567, Page 166.

**MAIL TO:
HOLLAND, SULLIVAN & MCLAUGHLIN, PC
Attorneys at Law
P.O. Box 268
12 Congress Street
Milford, MA 01757**

111 NORTH AVENUE
MENDON

02 APR -9 PM 2:24

Witness our hands and seals this 12th day of February, 2002.

Howard F Phipps
HOWARD F. PHIPPS

Peggy Ann Phipps
PEGGY ANN PHIPPS

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss:

February 12, 2002

Then personally appeared the above named Howard F. Phipps and Peggy Ann Phipps and acknowledged the foregoing instrument to be their free act and deed, before me

Myra J. Stewart
Notary Public: Justin F. Gear
My Commission Expires: SEA

WORCESTER
DEEDS REG 20
WORCESTER

My Comm. Expires
March 1, 2004

04/09/02 2:05PM
000000 #9008 **CANCELLED**

FEE \$912.00

CASH \$912.00

ATTEST: WORC. Anthony J. Vigliotti, Register