



2006 00171391

Bk: 40160 Pg: 368 Doc: DEED
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QUITCLAIM DEED

I, Howard F. Phipps, Jr., of Worcester County, Massachusetts, for consideration paid and in full consideration of One Hundred Dollars and No/100 (\$100.00), grant to Howard F. Phipps, Jr. and Dollene Phipps, as Tenants by the Entirety, and not as joint tenants or tenants in common, with:

QUITCLAIM COVENANTS

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF

WITNESS my hand this 7 day of Nov, 2006.

~~Certificate of Title No.~~

Witness

Howard F. Phipps, Jr.
Howard F. Phipps, Jr.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF WORCESTER

In MENDON, MA, on the 7 day of NOVEMBER, 2006,
before me personally appeared Howard F. Phipps, Jr., to me known and known to me to be the person executing the foregoing instrument, and he acknowledged said instrument, by him executed to be his free act and deed.

Patricia Grimm



PATRICIA GRIMM
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 19, 2011

Notary Public
My Commission Expires:
5/19/2011

Property Address: 111 North Avenue, Mendon, MA 01756
Grantees' Address: 111 North Avenue, Mendon, MA 01756

mail: Premier Title & Escrow
1540 Pontiac Ave.
Cranston, RI 02920

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[Handwritten mark]

Exhibit "A" - Property Description

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

Being the same premises conveyed to Howard F. Phipps, Jr. by Deed from Howard F. Phipps and Peggy Ann Phipps dated February 12, 2002, and recorded April 9, 2002, in Book 35466, Page 77, Doc. # 2904 in the Worcester County Registry of Deeds.

HPJ

ATTEST: WORC. Anthony J. Vigliotti, Register .

RP