



MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/18/2009 01:31 PM
Ctrl# 084810 27735 Doc# 00069343
Fee: \$693.12 Cons: \$152,000.00

QUITCLAIM DEED

We, **Mary Dunahay** of Centerville, Virginia, **Patricia J. Powers** of Sutton, Massachusetts and **John B. Powers** of Uxbridge, Massachusetts, co-executors of the estate of Georgia A. Powers, Worcester Probate Court, Docket Number 07P2283EP1,

For consideration paid and in full consideration of One Hundred Fifty-two Thousand (\$152,000.00) Dollars

Grant to **Damon S. Tinio**, Trustee of MJT Milford Real Estate Trust u/d/t dated February 8, 2002, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 25932 Page 17, of 19 Taft Avenue, Mendon, Massachusetts.

WITH QUITCLAIM COVENANTS

The land in Mendon with the buildings thereon situated on the easterly side of said North Avenue, bounded and described as follows:

Beginning at a point in the easterly line of said North Avenue at the southwesterly corner of land now or formerly of Walter F. Durgin, which point is 108.5 feet southerly from the southwesterly corner of North Avenue and "Post Lane" (so-called); thence N. 53° 15' E. 188 feet to a corner bounding northerly on land now or formerly of said Durgin; thence S. 20° 15' E. 246.66 feet to a corner, bounding easterly on land now or formerly of Clarence A. Taft; thence S. 62° 30' W. 188 feet to the easterly line of North Avenue, bounding southerly on land now or formerly of Harriet E. Freeman; thence N 18° 30' W. 217 feet by and with said Avenue to the point of beginning.

Subject to an agreement to maintain fence as set forth in deed of Clarence A. Taft to Edward T. Powers, dated May 5, 1914, and recorded in Worcester District Registry of Deeds, Book 2053 Page 39, so far as the same is in force and applicable.

There is excepted and excluded from the above description the following three (3) parcels of land: (1) a certain parcel of land described in a Deed recorded with the Worcester District Registry of Deeds in Book 2758 Page 440; (2) a certain parcel of land described in a Deed recorded with the Worcester District Registry of Deeds in Book 3430 Page 131; and (3) a certain parcel of land described in a Deed recorded with the Worcester District Registry of Deeds in Book 3710 Page 433.

No new boundary lines are created by this instrument.

For title see Guardian's Deed dated August 10, 1999 and recorded with the Worcester County Registry of Deeds in Book 21741, Page 149.

Property Address: 13 North Avenue, Mendon

WITNESS my hand and seal this 10TH day of June 2009.

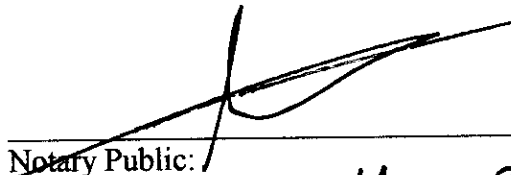
Mary Dunahay
Mary Dunahay, co-executrix

THE COMMONWEALTH OF VIRGINIA

Fairfax ss.

June 10TH, 2009

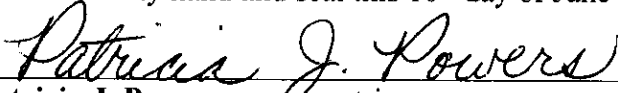
On this 10TH day of June 2009, before me, the undersigned notary public, personally appeared **Mary Dunahay**, who proved to me through satisfactory evidence of identification, which was a Virginia Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public:
My Commission Expires: MAY 31, 2013

PAUL N KASHOHY
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2013
NOTARY REGISTRATION NUMBER 360800

WITNESS my hand and seal this 10th day of June 2009.



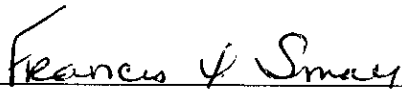
Patricia J. Powers, co-executrix

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

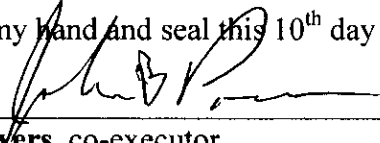
June 10, 2009

On this 10th day of June 2009, before me, the undersigned notary public, personally appeared **Patricia J. Powers**, who proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public: Francis X. Small
My Commission Expires: June 22, 2012

WITNESS my hand and seal this 10th day of June 2009.



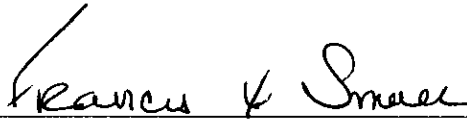
John B. Powers, co-executor

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 10, 2009

On this 10th day of June 2009, before me, the undersigned notary public, personally appeared **John B. Powers**, who proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name ia signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public: Francis X. Small

My Commission Expires: June 22, 2012