

QUIT CLAIM DEED

4/5/20

We, Robert H. Vander Sluis and Vicki A. Vander Sluis, husband and wife, as tenants by the entirety

of Mendon, Worcester County, MA

being married in consideration of THREE HUNDRED FORTY-SEVEN THOUSAND and 00/100 DOLLARS (\$347,000)

grants to Wayne A. Small and Helen M. Small, husband and wife, as tenants by entirety of 441 Highland Street, Holliston, MA 01746

with *Quit Claim Covenants*

(description and encumbrances, if any)

the land with the building thereon, in Mendon, Worcester County, Massachusetts, situated on the northeasterly side of North Avenue and being shown as Lot 103 and Parcel B on a plan entitled "Plan of Land in Mendon; Mass. Prepared for Robert & Vicki Vandersluis Scale: 1" = 40' dated September 28, 2000, Shea Engineering & Surveying, Inc., 76 Uxbridge Road, Mendon, MA 01756 recorded here with at the Worcester District Registry of Deeds, Plan Book 764, Plan 93, and being more particularly, bounded and described as follows:

BEGINNING at an iron pipe in the ground in the northeasterly line of said North Avenue being the southwesterly corner of the hereindescribed property at land now or formerly of James R. Vander Sluis;

THENCE N 59° 08' 15" E by land of James R. Vander Sluis 96.34 feet to a point as shown on said plan;

THENCE N 23° 56' 35" W by said land, 25.00 feet to a point on said plan;

THENCE N 59° 08' 15" E by Parcel A 229.29 feet to a point on said plan;

THENCE N 30° 51' 45" W by Parcel A and Vander Sluis land 175.18 feet to a point;

THENCE S 59° 08' 15" W by said land 328.64 feet to a point on the northeasterly side of North Avenue;

THENCE S 30° 51' 45" E along North Avenue 340.63 feet to the point of beginning.

Containing 60,000 square feet of land.

Being a portion of the premises conveyed to these grantors by Robert Vander Sluis and Elizabeth Vander Sluis by deed dated December 7, 1974 and recorded in the Worcester Registry of Deeds, Book 5636, Page 186; and being the entire premises conveyed to these grantors by deed of James R. Vander Sluis dated November 24, 2000 and recorded in the Worcester District Registry of Deeds at Book 23452, Page 196.

property address: 103 North Avenue, Mendon, MA 01756

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Hand
John P. Zaccilli, Esq.
288 Main St.
Mendon, Mass 01757

Witness our hand and seal this 3 day of April, 2001.

Robert H. Vander Sluis
Robert H. Vander Sluis

Vicki A. Vander Sluis
Vicki A. Vander Sluis

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

April 3, 2001

Then personally appeared before me the above named Robert H. Vander Sluis and Vicki A. Vander Sluis acknowledged the forgoing instrument to be their free act and deed.

Edmund L. Myers Notary Public

My Commission Expires: 5-15-2002

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DEEDS REG 20
WORCESTER

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FEE \$1582.32

CASH \$1582.32

ATTEST: WORC. Anthony J. Vigliotti, Register