



Bk: 34411 Pg: 200 Doc: DEED
Page: 1 of 2 08/19/2004 02:58 PM

Quitclaim Deed

I, **MARILYN C. ROGERS**, of Mendon, Worcester County, Massachusetts

in consideration of **ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS**,
paid

grant(s) to **BRIAN A. CONSIGLI and TRACY J. CONSIGLI**, husband and wife,
as tenants by the entirety, both of 106 North Avenue, Mendon, Worcester County,
Massachusetts

with **quitclaim** covenants

A certain tract or parcel of land, with the buildings thereon, situated on the southwesterly side of North Avenue, Mendon, Worcester County, Massachusetts, being shown as Lot 106B on a Plan entitled "Plan of Land in Mendon, MA. prepared for Marilyn C. Rogers 110 North Ave.- Mendon, MA Scale 1" = 80' date May 15, 2004, by Shea Engineering & Surveying Inc. 76 Uxbridge Road - Mendon, MA. 01756" said plan being recorded in the Worcester District Registry of Deeds in Plan Book 813, Plan 115, and being more particularly bounded and described according to said Plan as follows:-

BEGINNING at a point in the southwesterly side of North Avenue, said point being the most northerly corner of land now or formerly of Calvin R. Wiegers;

THENCE South 62° 06' 44" West by said Wiegers land 302.20 feet along a stone wall to a point;

THENCE North 27° 53' 16" West by remaining land of Marilyn C. Rogers 199.97 feet to a point;

THENCE North 62° 06' 44" East still by said Rogers land 299.91 feet to a point on the southwesterly side of North Avenue;

THENCE following a curved line having a radius of 4,000 feet along the southwesterly side of North Avenue 200 feet to the point of beginning.

Said Lot 106B contains 60,367 square feet (1.39 acres), according to said Plan.

For my title, see Deed of Edward C. Goss dated September 23, 1988, recorded in the Worcester District Registry of Deeds in Book 11634, Page 25.

Property address: 106 North Avenue, Mendon, Ma

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/19/2004 02:59 PM
Ctrl# 024225 30984 Doc# 00152309
Fee: \$458.00 Cons: \$100,000.00

Held:
CONSIGLI AND BRUCATO P.C.
ATTORNEYS AT LAW
189 MAIN STREET
POST OFFICE BOX 170
MILFORD, MASSACHUSETTS 01757-0170

(2 pages)

Executed as a sealed instrument this 18th day of August, 2004.

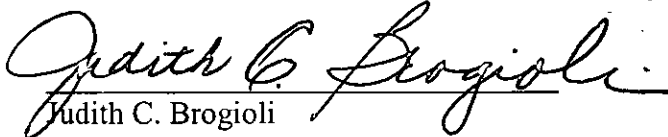


MARILYN C. ROGERS

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 18th day of August, 2004, before me, the undersigned notary public, personally appeared Marilyn C. Rogers and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identification, 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.



Judith C. Brogioli
Notary Public
My commission expires: 03-06-09

ATTEST: WORC. Anthony J. Vigliotti, Register