



Bk: 37436 Pg: 61 Doc: DEED
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QUITCLAIM DEED

Grantor: James R. Vandersluis of Mendon, Massachusetts

for One Dollar (\$1.00) and other nominal consideration

Grants to: James R. Vandersluis and Cheri Ezell Vandersluis, husband and wife as tenants by the entirety,

of 101 North Avenue, Mendon, Massachusetts

WITH QUITCLAIM COVENANTS,

PARCEL 1.

The land in said Mendon, on the easterly side of the road from Mendon to Upton, called "North Avenue", with buildings thereon, being bounded and described as follows as the first parcel in deed from George L. Taft, et als. to Leonard E. Taft, November 27, 1922, recorded with the Worcester District Registry of Deeds, Book 2287, Page 395, bounded as follows: "northerly and westerly by that land belonging to Edward H. Taft, at the time of his death, comprising what was known as the "Moffitt Place" and which was conveyed to him in two deeds, one from Joseph G. Davenport dated January 26, 1861, recorded with said Deeds in Book 635, Page 358, the other from Amariah A. Taft, dated January 6, 1861, recorded with said deeds in Book 635, Page 359; then northerly again by land formerly of Seth T. Davenport, now of Ora P. Davenport and others; easterly by the "Eight Rod Road", so called; southerly by land, now or formerly of the heirs of Albert N. Darling and land of George H. Darling; westerly by land of John W. Esty and land formerly of William W. Nelson, now of Susan Minnie Taft; then southerly again by said Nelson land; thence westerly again by land of George G. Davenport; thence southerly again by said Davenport land; then westerly again by said "North Avenue". The described premises comprise one hundred (100) acres, more or less." (See deed from Susan Minnie Taft to Peter Van Der Sluis and Arnold Vandersluis, dated November 1, 1930, recorded with said Deeds in Book 2532, Page 56.)

EXCEPTED, HOWEVER, from the above described parcel, is the parcel of land conveyed to Robert H. Vandersluis and Vicki A. Vandersluis by Robert Vandersluis and Elizabeth Vandersluis by deed dated December 7, 1974, recorded with said Deeds in Book 5636, Page 187, also shown with said Deeds in Plan Book 406, Plan 68.

PARCEL 2.

Also, a parcel of land adjoining the above described premises, bounded and described as follows: "Beginning at the Southwesterly corner of the premises at other land of the grantor, at a point 175 feet easterly of the east side of said road, North Avenue; thence easterly 1535 feet and northerly 420 feet by other land of Vandersluis; thence westerly by land of Ora Davenport 1664 feet to the easterly side of said road, North Avenue; thence southerly on North Avenue, 15 feet; thence easterly by a line parallel with said Davenport land and 15 feet southerly therefrom by other land of Rufus E. Taft 125 feet to a point; thence southerly by other land of said Rufus E. Taft to point of beginning." See deed Rufus E. Taft to Arnold and Peter VanDerSluis, dated May 27, 1939, recorded with said Deeds in Book 2745, Page 583.

101 North Avenue, Mendon, MA

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Both of above parcels being the same premises conveyed to Peter VanDerSluis by deed dated January 24, 1940, recorded with said Deeds in Book 2767, Page 101.

PARCEL 3.

Also a parcel of land adjoining above, situated in said Mendon on the easterly side of North Avenue, being the same premises described in a deed from Howard Sears and Katherine Sears to Peter Van Der Sluis dated July 22, 1942, recorded with said Deeds in Book 2866, Page 105; and bounded and described in said deed as follows: "Beginning at the northwesterly corner of the granted premises at said road and at land, now or formerly, of VanDerSluis; thence easterly one hundred twenty-five (125) feet and southerly one hundred eighty-four (184) feet, the last two lines bounding on land of said VanDerSluis, to land, now or formerly of Rufus E. Taft; thence westerly one hundred forty (140) feet by said Taft land; thence northerly on said road one hundred seventy (170) feet to the point of beginning." Being the premises described in Deed from Rufus E. Taft to Howard and Katherine Sears, dated July 31, 1939, recorded with said Deeds in Book 2754, Page 46.

Meaning, intending to convey, and hereby conveying all of the rights, title and interest conveyed to me in a deed recorded with said Deeds in Book 6660, Page 355.

WITNESS, my hand, and seal this 7th day of September, 2005.

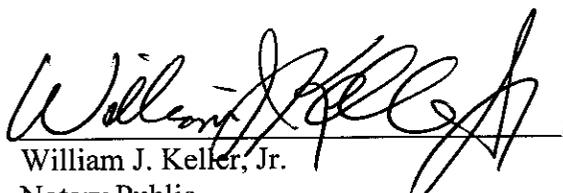

James R. Vandersluis

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

September 7, 2005

On this 7 day of **September, 2005**, before me, the undersigned notary public, personally appeared **James R. Vandersluis**, proved to me through satisfactory evidence of identification, which was/were Mass. driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.


William J. Keller, Jr.
Notary Public
My commission expires: 1/19/2007

ATTEST: WORC. Anthony J. Vigliotti, Register