

137152

QUITCLAIM DEED

259

I, **MARY JANE VANDERSLUIS**, being unmarried, of Mendon, Worcester County, Massachusetts, for consideration paid of less than One Hundred Dollars (\$100.00), grant to **Richard M. VanderSluis** and those claiming by, through or under him, **WITH QUITCLAIM COVENANTS:** *46 Northbridge Rd, Mendon, MA*

Parcel 1

A certain parcel of land, with the buildings thereon, situated on the south side of Northbridge Road in said Mendon, and being shown as Lot #1 on plan entitled "Land in Mendon, Mass. of Hilda Halsing, Scale 1" = 60', November 10, 1965, Paul V. Swanson Reg. Land Surveyor, Upton, Mass., filed with Worcester District Registry of Deeds as Plan No. 79 in Plan Book 297, bounded and described as follows:

- NORTHERLY by the southerly side of Northbridge Road, 156 feet, more or less;
- EASTERLY by Lot #42, 465 feet, more or less;
- SOUTHERLY by land now or formerly of Halsing, 356 feet; and
- WESTERLY by land now or formerly of Leonard Taft, 475 feet, more or less.

Containing approximately 2.88 acres.

For grantor's title see deed recorded at Book 17621, Page 13.

Parcel 2

A certain triangular parcel of land, with the buildings thereon, situated on the southerly side of Northbridge Road in said Mendon, and being bounded and described as follows:

Beginning at the Northwesterly corner of Lot No. 2 as shown on plan entitled "Land in Mendon, Mass. of Hildur Halsing, Plotted from deed description in Book 2356, Page 80, Worcester District Registry and Plan of Northbridge Road, Plan Book 297, Plan 79, Worcester District Reg. Scale 1" = 60', November 10, 1965, Paul V. Swanson Reg. Land Surveyor, Upton, Mass.":

- SOUTHERLY approximately S. 8 degrees W, 465.00 feet more or less, along Westerly line of Lot No. 2, to a point in a stone wall;

46 NORTH BRIDGE RD MENDON

*REVIEW TO TIMOTHY GUZZARDI (GRAZIANO)
158 WEST ST
MILFORD, MA 01757*

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THENCE approximately N. 8 degrees E and bounded on other land now or formerly of Richard M. VanderSluis and Eleanor G. VanderSluis, to a highway bound on in the Southerly line of Northbridge Road; thence

EASTERLY along the Southerly line of Northbridge Road, approximately 9.00 feet to the point of beginning.

PROPERTY ADDRESS: 46 NORTHBRIDGE ROAD, MENDON, MA

For grantor's title see deed of Richard M. VanderSluis to grantor, recorded at Book 17621, Page 15. See also Estate of Richard VanderSluis, Worcester County Probate Docket No. 96PR0245EP1.

WITNESS my hand and seal this 5th day of December, 1996.

Witness

Mary Jane VanderSluis
Mary Jane VanderSluis

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Dec 5, 1996

Then personally appeared the above-named MARY JANE VANDERSLUIS and acknowledged the foregoing to be her free act and deed, before me,

[Signature]
Notary Public
My commission expires: 12/6/96

ATTEST: WORC. Anthony J. Vigliotti, Register