

43032

FICCO & SIMMLER
Attorneys at Law
THE ROBERTS BUILDING
P.O. BOX 456
FRANKLIN, MA 02038

QUITCLAIM DEED

25.1

I, **MARY JANE VANDERSLUIS**, being unmarried, of Mendon, Worcester County, Massachusetts, for consideration paid of One Hundred Sixty-Three Thousand Dollars (\$163,000.00)

grant to **JOSEPH W. THIBODEAU II and SUSAN E. THIBODEAU**, husband and wife, as tenants by the entirety, both of 44 Northbridge Road, Mendon, Massachusetts, **WITH QUITCLAIM COVENANTS:**

A certain parcel of land, together with the buildings thereon, situated on the southerly side of the Northbridge Road, in said Mendon, being shown as Lot 2 on a plan entitled "Plan of land in Mendon, Mass. Owned by Richard M. and Eleanor G. VanderSluis, Scale 1" = 40', March 9, 1982, Shea Engineering & Surveying Company, Mendon, Mass.", filed with Worcester District Registry of Deeds, Plan Book 498, Plan 31, and bounded as shown on said plan as follows:

- EASTERLY by Lot 1, 511.47 feet;
- SOUTHERLY by other land now or formerly of the grantor, 136.34 feet;
- WESTERLY by land now or formerly of Gunvald and Hilda Halsing, 481.04 feet; and
- NORTHERLY by the southerly line of Northbridge Road, 120.72 feet.

Containing 62,868 square feet.

Being the same premises conveyed to the grantor herein by deed of Richard M. VanderSluis and Eleanor G. VanderSluis, dated November 26, 1986, recorded with the Worcester Registry of Deeds in Book 10010, Page 198.

PROPERTY ADDRESS: 44 Northbridge Road, Mendon, MA

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Property Address: 44 Northbridge Road, Mendon, MA 01756
Grantee Address: 44 Northbridge Road, Mendon, MA 01756

97 APR 30 AM 11:38

WITNESS my hand and seal this 30 day of April, 1997.

Stephen Kravetz
Witness

Mary Jane VanderSluis
Mary Jane VanderSluis

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

April 30, 1997

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

Stephen Kravetz
Notary Public Stephen Kravetz
My commission expires: 11/13/2003

DEEDS REG 20
WORCESTER
04/30/97
743.28
743.28
TAX
CASH
6640A140 10:29
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register