

191406

QUITCLAIM DEED

WE, E. JANE COLEMAN, of Mendon, Massachusetts, LOIS HOLBROOK, of Greenland, New Hampshire, CHRISTINE RAWLEY, of Millbury, Massachusetts, MELINDA GAUTHIER, of Sterling, Massachusetts, LEONARD PETERSON, of Worcester, Massachusetts, and SETH S. HOLBROOK of Boston in the County of Suffolk, Commonwealth of Massachusetts in his capacity as Administrator of the Estate of Emily L. Coleman, Worcester Probate Docket No. 90P1105-A1, in consideration of TWO HUNDRED SEVENTY- FOUR THOUSAND (\$274,000) DOLLARS, grant to FRED HUTNAK, individually, with a usual mailing address of: 160 Eric Drive, Uxbridge, MA 01569, WITH QUITCLAIM COVENANTS:

Those certain tracts of land situated on the westerly side of Providence Road in the Town of Mendon, Worcester County, Massachusetts, more particularly bounded and described as follows:

FIRST: A certain tract of land situated in said Mendon, on the westerly side of Providence Road, so-called, containing about 4 acres, with a dwelling house thereon and being bounded:

Northerly about 7 rods and 16 links by a wall and land formerly of Albert W. Gaskill and later conveyed to Walter A. Gaskill;

Westerly about 33 rods by a wall separating pasture land formerly of Albert W. Gaskill, later conveyed to Moses U. Gaskill;

Southerly about 25 rods by a wall at the Lane, so-called, leading from said road to said pasture land;

Easterly by said road about 44 rods and 9 links.

Being the same premises conveyed to Bertha Coleman by deed of Wendell Williams, Administrator of the Estate of Albert W. Gaskill, dated 23 June 1915 and recorded in the Worcester District Registry of Deeds Book 2081 Page 238 and also being the same premises conveyed to Emily L. Coleman by deed of E. Jane Coleman et al dated 27 January 1971 and recorded in said deeds Book 5175 Page 483.

Excepting from the above premises the land designated as Tract II in a deed conveyed to Herbert S. Wood II et ux dated 5 March 1960 and recorded in said deeds in Book 4095 Page 263.

SECOND: A certain tract of wood land situated in said Mendon, westerly of the road therefrom to Providence, supposed to contain about 24 acres, being bounded:

Northerly by a wall on the southerly side of the lane, and the above mentioned pasture land;

17419 PROVIDENCE ST MENDON MA

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Mail to: Joseph C. Cove, Esq
P.O. Box 390
Uxbridge, MA 01569

Westerly in part by land now or formerly of George L. Taft;

Southerly in part by Barrows land, so-called, formerly belonging to said Albert W. Gaskill and later conveyed to Walter A. Gaskill;

Easterly by a wall separating the Six-Acre Lot, so-called, formerly of said Albert W. Gaskill and later conveyed to Walter A. Gaskill, land of Austin A. Taft, and the end of said lane.

Being the same premises conveyed to Bertha Coleman by deed of Wendell Williams, Administrator of the Estate of Albert W. Gaskill, dated 23 June 1915 and recorded in the Worcester District Registry of Deeds Book 2081 Page 238 and also being the same premises conveyed to Emily L. Coleman by deed of E. Jane Coleman et al dated 27 January 1971 and recorded in said deeds Book 5175 Page 483.

Excepting from the above premises an easement granted to the American Telephone and Telegraph Company dated January 28, 1969 duly recorded in said Registry in Book 4924 Page 422.

THIRD:

The fee interest in the land over the above referenced lane leading from the described tracts, along the southerly boundary of the first tract above described and the northerly bounds of the second tract, to said Providence Road, meaning and intending to convey all the land between the stone walls bounding on the north and the south of said lane and extending to the westerly side of said Providence Road. Being the land contained in deed of Naum Gaskill et al to Albert Sumner Coleman dated 19 December 1924 and recorded in said Deeds in Book 2356 Page 487 and the same premises recited in deed of Doyle to Coleman et ux in Book 2356 Page 488 and being the same land reserved to Coleman in deed to Wood (Tract One) dated March 5, 1960 and recorded in Worcester District Registry of Deeds Book 4095 Page 263.

The Grantors acquired title to all three foregoing tracts under the Estate of Emily L. Coleman, late of Mendon in said County of Worcester, Worcester Probate Case No. 90P1105-A1.

The personal property on the above premises is also given, transferred, sold and otherwise conveyed to the Grantee herein. The Administrator of the Estate of Emily L. Coleman joins the deed herein for purposes of transferring the personal property.

Executed as a sealed instrument this 17th day of December 1999.

E. Jane Coleman
E. JANE COLEMAN

Lois Holbrook
LOIS HOLBROOK

Christine Rawley
CHRISTINE RAWLEY

Melinda Gauthier
MELINDA GAUTHIER

Leon Peterson
LEONARD PETERSON

Seth S. Holbrook
SETH S. HOLBROOK, Administrator of
the Estate of Emily L. Coleman

WORCESTER
DEEDS REG 20
WORCESTER
12/20/99 2:11PM 01
000000 #43
FEE \$1249.44
CASH \$1249.44

RECORDED

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

12-17, 1999

Then personally appeared the above-named E. Jane Coleman and acknowledged the foregoing to be her free act and deed, before me

ROBERT J. MURPHY

Notary Public

Robert J. Murphy

My commission expires: 9-21-04

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mmbdescript

ATTEST: WORC. Anthony J. Vigliotti, Register