

Property: 17 Providence Road, Mendon, MA

I, Fred Hutnak, individually

of Uxbridge

Worcester County, Massachusetts,

in consideration of One Hundred Forty Thousand and 00/100 (\$140,000.00) Dollars

grant to Gary M. Hutnak and Wendy L. Hutnak, husband and wife, as tenants by the entirety with a mailing addressing of 17 Providence Road, Mendon, MA 01756

of Mendon

with quitclaim covenants

the land in

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.

Meaning and intending to convey to these grantees all of the land designated as First Tract in Deed to Fred Hutnak dated December 17, 1999 and recorded in Book 22161, Page 231. This deed does not convey to these grantees Second and Third tracts as designated on said deed.

This deed creates no new boundaries.



Bk: 31925 Pg: 211 Doc: DEED  
Page: 1 of 2 10/10/2003 09:27 AM

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 10/10/2003 09:27 AM  
Ctrl# 010029 07510 Doc# 00273504  
Fee: \$638.40 Cons: \$140,000.00

RETURN TO: JOSEPH C. COVE, ESQ.  
P.O. BOX 390  
UXBRIDGE, MA 01569

*Revised*

*a*

2 P65

Executed as a sealed instrument this

8<sup>th</sup>

day of October, 2003

Andrew D. Hagan

Fred Hutnak  
Fred Hutnak

**The Commonwealth of Massachusetts**

Worcester

ss.

October 8, 2003

Then personally appeared the above named Fred Hutnak

and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Annette Clark  
Annette Clark

Notary Public — Justice of the Peace

My commission expires

12/25/09

*[Handwritten initials]*

**ATTEST: WORC. Anthony J. Vigliotti, Register**