



2005 00087801
 Bk: 36597 Pg: 157 Doc: DEED
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2005 00087860
 Bk: 78 Pg: 83 Cert: 15483
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QUITCLAIM DEED

We, MARK ACCORSI and LINDA ACCORSI, of the Town of Mendon, Worcester County, Commonwealth of Massachusetts

In consideration of One Hundred Twenty-Nine Thousand Eight Hundred Eighty-Two and 87/100 Dollars (\$129,882.87) paid,

GRANT TO: LINDA ACCORSI, individually, with a usual mailing address of: 6 Old Taft Road, Mendon, MA 01756-1239

With Quitclaim Covenants

Those two certain parcels of land with buildings thereon situated in the Town of Mendon, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Parcel No. 1:

That certain parcel of land with buildings thereon situated in the Town of Mendon, Worcester County, Massachusetts, bounded and described as follows:

NORTHERLY, by land now or formerly of the Milford and Uxbridge Street Railway Company one hundred (100) feet;

SOUTHEASTERLY, by land now or formerly of Luther E. Taft two hundred and sixteen (216) feet;

SOUTHERLY, by said Taft land eighty-seven (87) feet;

SOUTHWESTERLY, by Mendon Pond about fifty (50) feet; and

WESTERLY, by Lot B 2 two hundred (200) feet.

All of said boundaries are determined by the Land Court to be located as shown on a subdivision plan of Lot B, drawn by Henry W. Gaskill, C. E., dated Oct. 1909, as approved by said Court, and duly filed with Land Registration Certificate #235. Being Lot B1 on said plan, 1399-B.

Said lot above described is subject to a public right of way over the same with teams and on foot, from the Uxbridge Road to said Mendon Pond, and thence easterly along the edge of said Pond.

Being the same premises conveyed to Linda Accorsi and Mark Accorsi by deed of Russell E. Phipps dated July 1, 1991 and registered with Worcester Registry District of Worcester County as Document No. 52514 with Certificate No. 12022.

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 06/20/2005 02:57 PM
 Ctrl# 037517 25270 Doc# 00087860
 Fee: \$592.80 Cons: \$129,882.87

WORCESTER COUNTY
 ABSTRACT COMPANY
 ORDER NO. 53226

RETURN TO
 REGISTERED LAND

Property Address: 6 Old Taft Road, Mendon, MA 01756-1239

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MB

Parcel No. 2:

A certain tract of land situated in Mendon, Worcester County, Massachusetts, with buildings thereon and being a triangular tract of land situated easterly of Nipmuc Pond, so-called, bounded and described as follows:

- BEGINNING:** At an old drill hole in a stone wall at the land now or formerly of G. G. Hubbard;
- THENCE:** On said wall N. 12° 30' E. 216 ft. and bounded westerly by the land now or formerly of Carlotta M. Hill, to land now or formerly of Milford and Uxbridge St. Railway Company, formerly used as a location for its tracks;
- THENCE:** S. 16° 5' E. 177.8 ft. and bounded easterly by land now or formerly of Luther E. Taft, to an iron pipe at land now or formerly of said G. G. Hubbard;
- THENCE:** S. 69° 35' W. and bounded southerly by said Hubbard land 100 ft. to the point of beginning; together with a right of way 40 ft. in width over that tract reserved for a roadway from said Milford and Uxbridge St. Railway Company land, southerly in the rear of lands of said Hubbard and others, and over another roadway leading westerly therefrom to the shore of Nipmuc Road so-called.

Excepting the parcel sold by Florence A. Dunlap to Norman S. Taylor by deed dated April 3, 1929 and recorded with Worcester District Deeds in Book 2647 Page 235.

No new boundaries are created by this conveyance.

Being the same premises conveyed to Mark Accorsi and Linda Accorsi by deed of Russell E. Phipps dated November 25, 1992 and recorded in Worcester District Registry of Deeds in Book 14784 Page 368.

Witness our hands and seals this 17th day of June, 2005.


 MARK. ACCORSI

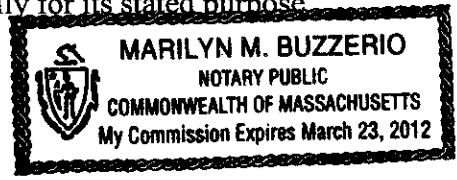

 LINDA ACCORSI

COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

On this 17th day of June, 2005, before me, the undersigned notary public, personally appeared Mark Accorsi, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Marilyn M. Buzzerio
Notary Public



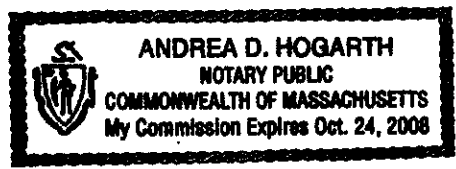
Seal of Notary

COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

On this 17th day of June, 2005, before me, the undersigned notary public, personally appeared Linda Accorsi, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose .

Andrea D. Hogarth
Notary Public



Seal of Notary

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ATTEST: WORC. Anthony J. Vigliotti, Register