



2008 00005642

Bk: 42317 Pg: 198

Page: 1 of 3 01/18/2008 09:33 AM WD

(Page 1 of 3)

From the office of:
Gilmore, Rees, Carlson & Cataldo, P.C.
1000 Franklin Village Drive
Franklin, MA 02038

QUITCLAIM DEED

I, JOHN F. O'BRIEN, of Watertown, Middlesex County, Massachusetts for consideration paid and in full consideration of less than One Hundred (\$100.00) Dollars, grant to KAREN A. O'BRIEN, of 134 North Avenue, Mendon, Worcester County, Massachusetts, with QUITCLAIM COVENANTS, all of my right, title and interest in and to the following property:

Two parcels of land located in Mendon, Worcester County, Massachusetts, as follows:

PARCEL I:

A certain parcel of land, together with the buildings thereon, situated on the westerly side of North Avenue and on the northerly side of Miscoe Road, in said Mendon, and being shown as Lot "C" on plan entitled "Plan of Land Mendon, Mass. of Emma B. Davenport, Dwight J. Davenport, et. als. Part of Davenport Farm" dated February 1973, Paul V. Swanson, Reg. Land Surveyor, said Plan being filed with Worcester District Deeds Plan Book 394, Plan 56, bounded as shown on said plan as follows:

Property Address: 134 North Avenue, Mendon, Massachusetts

321

EASTERLY: by the westerly line of North Avenue, 202.62 feet;
NORTHERLY: by land of one Dawes, 225.00 feet;
NORTHWESTERLY: by other land now or formerly of Emma B. Davenport,
278.98 feet;
SOUTHWESTERLY: by Lot "B" as shown on said Plan 125.00 feet; and
SOUTHERLY: by the northerly line of Miscoe Road, 477.24 feet.

Containing approximately 96,562 square feet, more or less.

For title reference see Worcester Registry of Deeds, Book 5445, Page 137.

PARCEL II

A certain parcel of land situated off the westerly side of North Avenue and the northerly side of Miscoe Road in Mendon, Worcester County, Massachusetts, being shown as Lot C1 on plan of land entitled "Plan of Land in MENDON, MASS. Surveyed for Emma Davenport Scale: 1" = 40' Jan. 9, 1984 Shea Engineering & Surveying Company Mendon, Mass." filed in Plan Book 517, Plan 75, bounded and described as shown on said plan as follows:

NORTHERLY: by land of the Town of Mendon, 224.76 feet;
EASTERLY by land of Douglas & Kathleen Quagliaroli, 200.00 feet;
SOUTHEASTERLY: by Lot C, 278.98 feet; and
WESTERLY: by Lot AB1, 370.47 feet.

Said Lot C1 containing 65,980 square feet, according to said plan.

Being the same premises conveyed to John F. O'Brien and Karen A. O'Brien by deed of Anne K. Davenport, dated March 15, 1984 and recorded with Worcester County Registry of Deeds, Book 8116, Page 387.

WITNESS my hand and seal this 12th day of December, 2007.

John F. O'Brien
John F. O'Brien

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 12th day of December, 2007, before me, the undersigned notary public, personally appeared John F. O'Brien, proved to me through satisfactory evidence of identification and who is personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose.

Paul A. Cataldo
Paul A. Cataldo, Notary Public
My Commission Expires: 02/19/10

357098.1