



Bk: 42458 Pg: 172
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/25/2008 02:48 PM
Ctrl# 072488 13596 Doc# 00018897
Fee: \$1,491.12 Cons: \$326,900.00

QUITCLAIM DEED

We, **David J. Benney and Elizabeth M. Benney**, of Tahuri Farm, P.O. Box 134, 332 Mendon Road, Upton, in the County of Worcester, Massachusetts,

for consideration paid and in full consideration of Three Hundred Twenty-Six Thousand Nine Hundred Dollars (\$326,900.00)

grant to **Richard H. Babbitt**,
of 6 Highland Dr., Quinebaug, CT 06262,

with QUITCLAIM COVENANTS,

A certain parcel of land and buildings thereon being shown on as Lot #1 on a plan entitled "Plan of Land in Upton and Mendon, Mass., Surveyed for W. Vincent Powers, Scale 1" = 100', September 15, 1987, by Andrews Survey & Engineering, Inc., Uxbridge, Mass.", recorded in the Worcester District Registry of Deeds Plan Book 625, Plan 54, and bounded and described as follows:

Beginning at a town line bounded between the Towns of Upton and Mendon, Massachusetts, it being the northwesterly angle of the parcel herein described;

Thence S 62° 04' 15" E, 19.42 feet to a point in the center of an old road;

Thence S 34° 30' 00" W, 942.99 feet along the center of said old road to a point;

Thence S 34° 43' 51" W, 487.18 feet to a point;

Thence S 35° 30' 00" W, 245.18 feet to a point at the northeasterly side line of Powers Road;

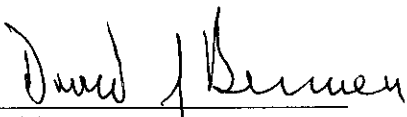
Thence N 13° 41' 11" W, 204.58 feet to a point;

Thence N 39° 41' 04" E, 1543.00 feet along the Town line between Upton and Mendon to the point of beginning.

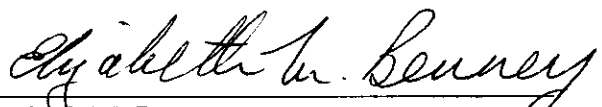
Said parcel containing 3.36 acres of land, more or less.

For our title, see deed of David J. Benney and Elizabeth M. Benney, dated the 29th day of May, 1992, and recorded at the Worcester County Registry of Deeds, Book 14281, Page 7.

WITNESS our hands and seal this 22nd day of February 2008.



David J. Benney



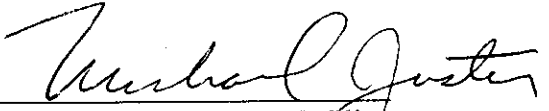
Elizabeth M. Benney

Property Address: 11 Powers Road, Mendon, MA 01756-1045


COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 22ND day of February, 2008, before me, the undersigned notary public, personally appeared David J. Benney and Elizabeth M. Benney proved to me through satisfactory evidence of identification, which was each's driver's license to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that each signed it voluntarily for its stated purpose.



Notary Public
My commission expires:

 **MICHAEL JUSTER**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 21, 2012