



2009 00119403

Bk: 44940 Pg: 308

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QUITCLAIM DEED

Peter W. Hawkes and Linda J. Hawkes, as tenants by the entirety, in consideration of under \$100.00 (One hundred dollars) and also their divorce dated December 15, 2008, in the Worcester County Probate Court, Docket Number 07D1719-DV1, hereby grant to **Peter W. Hawkes**, with

Quitclaim covenants,

A certain parcel of land situated in Mendon, Worcester County, Massachusetts on the southeasterly side of the Park Street and on the northeasterly side of Pleasant Street, being shown as Parcel 1 on a plan entitled "Plan of Land in Mendon, MA" prepared for Blaine Hawkes, 51 Pleasant Street, Mendon, Massachusetts dated August 7, 1997, prepared by Shea Engineering & Surveying Co. Inc., being bounded and described as follows:

Beginning at the southeasterly corner at a drill hole at the intersection of stone walls on the northeasterly side of Pleasant Street, said point being the southeasterly corner of lot 25 as shown on said Plan.

- Thence: N38-01-35W 26.55 feet along the stonewall to a drill hole;
- Thence: N43-59-58W 54.11 feet along the stonewall to a drill hole;
- Thence: N69-45-18W 65.09 feet along the stonewall to a drill hole;
- Thence: N71-48-36W 183.99 feet along the stonewall to a drill hole;
- Thence: N77-40-00W 168.12 feet along the stonewall to a drill hole;
- Thence: N67-40-35W 75.96 feet along the fence to a point;
- Thence: N52-20-19W 47.14 feet along the fence to a point;
- Thence: N41-24-56W 36.79 feet along the fence to a point;
- Thence: N36-36-22W 75.84 feet along the fence to a drill hole in a stonewall;
- Thence: N36-23-55W 255.34 feet along the stonewall to a drill hole set at a corner of walls;
- Thence: N56-33-54W 3.35 feet to the end of a concrete wall;
- Thence: N35-50-52W 125.16 feet along the southwesterly face of the concrete wall to a point;
- Thence: N35-37-38W 137.21 feet to a drill hole at the end of a stonewall;
- Thence: N36-00-11W 285.00 feet along the stonewall to a drill hole;
- Thence: N44-40-48W 54.72 feet along the fence to a point
- Thence: N31-00-24W 145.31 feet to a drill hole;
- Thence: N25-11-20W 51.54 feet along the stonewall to a drill hole;
- Thence: N15-19-04W 113.67 feet along the stonewall to a drill hole. The last 18 courses being by the sideline of Pleasant Street.
- Thence: N30-58-35E 22.23 feet along the stonewall to a drill hole;
- Thence: N41-47-06E 82.31 feet along the stonewall to a drill hole;
- Thence: N39-04-38E 111.10 feet along the stonewall to an iron pin;
- Thence: N45-06-23E 81.56 feet along the stonewall to a drill hole at the intersection of walls;
- Thence: N50-10-46E 197.91 feet along the stonewall to a drill hole;
- Thence: N52-00-58E 15.92 feet to a drill hole;
- Thence: N48-31-05E 54.98 feet along the stonewall to a point. Said point being the southwesterly corner of Lot 3 as shown on said Plan. The last 7 courses being by the southeasterly sideline of Park Street;

* Grantee and Property Address: 51 Pleasant St Mendon, MA

Thence: S41-28-55E 263.82 feet to a point;
Thence: N23-17-32E 257.07 feet to a point. The last two courses being by Lot 3 as shown on said Plan.
Thence: N46-06-43E 515.44 feet to a point, in part by Lot 3 and in part by Lot 2;
Thence: S83-49-14E 164.20 feet to a point;
Thence: N28-26-01E 229.19 feet to a drill hole in a stonewall at land of Blaine Hawkes. The last two courses being by Lot 2;
Thence: S37-20-03E 99.75 feet along the stonewall to a drill hole;
Thence: S37-20-03E 197.58 feet to a point;
Thence: Northeasterly 165.00 feet to a point;
Thence: Southeasterly 231.00 feet to a point;
Thence: Southeasterly 610.50 feet to a point at land now or formerly of Niro. The last 5 courses being by land of Hawkes;
Thence: Southwesterly 852.45 feet to a point at land of Blaine Hawkes;
Thence: S16-49-55W 503.81 feet to a drill hole at the end of a stonewall;
Thence: S18-18-57W 134.86 feet along the stonewall to a point;
Thence: S19-53-53W 66.51 feet along the stonewall to a point, said point being the easterlymost corner of Lot 25 as shown on said Plan.
Thence: N51-07-15W 74.51 feet along the stonewall to a drill hole;
Thence: N51-07-15W 49.87 feet along the stonewall to a drill hole;
Thence: N63-56-10W 150.47 feet along the stonewall to a drill hole;
Thence: N70-31-13W 170.87 feet to a drill hole at the end of the stonewall;
Thence: N70-31-13W 28.14 feet to a point;
Thence: S21-05-46W 37.16 feet to a drill hole at the end of a stonewall;
Thence: S21-05-46W 449.85 feet along the stonewall to the point of beginning. The last 7 courses being Lot 25 as shown on said Plan.
Said parcel containing approximately 69.07 acres.


Excluding that parcel of land known as "Cranberry Meadow" and Right of Way as described as Parcel 3 in Deed Book 903, Page 127.

Subject to drainage easements as shown on Plan Book 559, Plan 103;

Previously conveyed to the grantors by deed dated July 17, 1998, and recorded in the Worcester County Registry of Deeds Book 20205, Page 196;

Property Address: 51 Pleasant Street, Mendon, MA

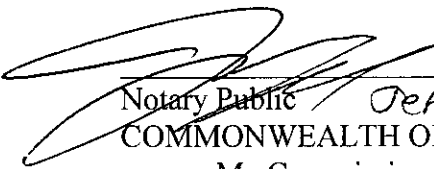
Witness my Hand and Seal this 7th day of Oct., 2009



Linda J. Hawkes

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) SS:
)

Before me, the undersigned Notary Public, on this 7 day of October, 2009, personally appeared Linda J. Hawkes, whose identity was proven by Massachusetts Driver's License No. XXXXXXXXXX, and who acknowledged that she signed the foregoing instrument as her voluntary act and deed.



Notary Public Jeffrey A. Corroli
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires: 10/29/2010

Witness my Hand and Seal this 7th day of October, 2009

Pete W. Hawkes
Pete W. Hawkes

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) SS:
)

Before me, the undersigned Notary Public, on this 7th day of October, 2009, personally appeared Peter W. Hawkes, whose identity was proven by Massachusetts Driver's License No. _____, and who acknowledged that he signed the foregoing instrument as his voluntary act and deed.

Kathleen A. Reagan
Kathleen A. Reagan
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires: 4/9/2010