



2012 00125180

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QUITCLAIM DEED

We, GEORGIA DEANE YOUNG formerly known as GEORGIA DEANE FERRUCCI of 28 Bellingham Street, Mendon, Worcester County, Massachusetts, and Cynthia M. Marnik of 28 Bellingham Street, Mendon, Worcester County, Massachusetts as Tenants by the Entirely dated July 9, 2012 and recorded in the Worcester Registry of Deeds book 49250 Page 306

in consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS

grant to Georgia Deane Young aka Georgia Deane Ferrucci and to Cynthia M. Marnik as Daughter and Mother as Joint Tenants with a Right of Survivorship of 28 Bellingham Street, Mendon, Massachusetts.

with QUITCLAIM CONVENANTS

A certain parcel of land, including all buildings thereon, on the northerly side of the road leading from Bellingham to Mendon, in said Mendon, bounded and described as follows:

BEGINNING on the northerly side of said road at the southeasterly corner of the premises at land now of formerly of one O'Grady and at a small brook;

THENCE northerly with said small brook and said land of O'Grady to the northwesterly corner of O'Grady land;

THENCE turning and running easterly with said O'Grady land eighty (80) feet to land now or formerly of one Jackson;

THENCE northerly with said Jackson land and land now or formerly of George R. Whiting to a corner;

THENCE westerly and bounding northerly by said Whiting land to the high water mark of the pond as flowed by the dam at its present height:

THENCE southerly by the high water mark of said pond to a stone wall;

THENCE southerly by said stone wall and continuing in the same direction to the line of the southerly bank extended of the ditch below said dam;

28 Bellingham St Mendon, MA

Handwritten signature and number 3

THENCE westerly by the line of the southerly bank extended of said ditch and the southerly bank of said ditch to the east bank of Mill River;

THENCE by the east bank of Mill River in various courses to the said road leading from Bellingham to Mendon;

THENCE easterly by said road leading from Bellingham to Mendon to the point of beginning

Said premises are conveyed subject of any existing water rights and rights of way of record.

Containing about thirty (30) acres, more or less.

Being the same premises conveyed to James S. Ferrucci and Philomena M. Ferrucci by deed of Sabina C. Eolondz, said deed dated November 13, 1942 and recorded in Worcester District Deeds, Book 2872 Page 451.

EXCEPTING THEREFORM, however, that certain parcel or tract of land with building thereon, situated on the northerly side of Bellingham Road, said Mendon, being the same parcel or tract as shown and describe on Plan Entitled "Plan of Land in Mendon, Mass, Property of James S. Ferrucci and Philomena M. Ferrucci, Scale 1"=30', October 8, 1969, Schofield Bros., Inc, Registered Land Surveyors 121 East Main Street, Milford, Mass." Said Plan filed with Worcester District Deeds in Plan Book 336, Plan 116.

Said excepted parcel or tract of land being more particularly bounded and described as follow:

"Beginning at an iron pipe set in the ground on the northerly side of Bellingham Road and running N. 17° 57' 49" E., 238.02 feet as shown on said Plan to a concrete bound at other land of said grantors:

THENCE along said other land of grantors, as shown on said Plan, S.54°34'09"E., 270.18 feet to a concrete bound at other land of Grantors;

THENCE S.36°57'19"W., 177.29 feet, as shown on said Plan, to concrete set in the ground at said Bellingham Road;

THENCE N.68°58'11"W., 200.31 feet along said Bellingham Road, as shown on said Plan, to the point of beginning.

Containing about 1.096 acres, more or less.

The grantors reserve the right to maintain pole and overhead wires on and across this parcel as shown on said Plan.

Being all and the same premises conveyed to James S. Ferrucci and Georgia D. Ferrucci by deed of James S. Ferrucci deed dated March 6, 1974 and recorded with Worcester District Deeds, Book 5449 Page 65.

EXCEPTING THEREFORM a certain parcel of land situated on the northerly side of Bellingham Road, Mendon, Worcester County, Massachusetts, which parcel is shown as Parcel 3 on a plan of land entitled "Plan of Land Bellingham Mendon, Massachusetts" which plan is recorded herewith at Worcester County Registry of Deeds in Plan Book 846, Plan 61 and to which plan reference may be made for a more particular description of said Parcel 3.

Said Parcel 3 contains an area of 8,614 square feet, more or less according to said plan.

Being a portion of land described in a deed form Georgia Deane Ferrucci, also known as Georgia O. Ferrucci to Grantor dated August 3, 1999, recorded with Worcester County Registry of Deeds in Book 21703, Page 261.

Witness my hand and seal on this 9-13 - 2012

Cynthia M. Marnick
Cynthia M. Marnick
Georgia Deane Young
Georgia Deane Young

THE COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 13th day of Sept, 2012 before me, the undersigned notary public, personally appeared Georgia Deane Young formerly known as Georgia Deane Ferrucci and proved to me through satisfactory evidence of identification, which was Commonwealth of Massachusetts driver's license photo identifications, to be the person whose name is signed on the preceding document and acknowledged to me that they signed it voluntarily for its stated purpose.

Cynthia Marnick

Margaret Bondarenko
Margaret Bondarenko
Notary Public

My commission expires: May 7, 2014