

INSTRUMENT NUMBER

DOCUMENT NO.

52514

21

25<sup>00</sup>  
9

CHARACTER

OF

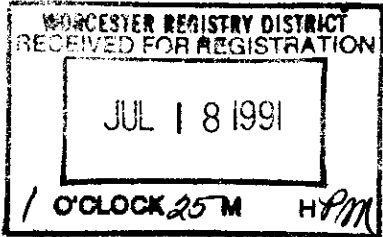
INSTRUMENT

Quitclaim Deed

Phipps

TO

Accors. et ux



TRANSFER CERTIFICATE OF TITLE  
ISSUED AND TRANSCRIBED INTO  
REGISTRATION BOOK 61  
SERIAL CERTIFICATE NO. 12022 IN  
WORCESTER REGISTRY DISTRICT

9/1 886 2

## QUITCLAIM DEED

I, RUSSELL E. PHIPPS of Mendon, Worcester County, Massachusetts, for consideration of Ninety-Thousand and no/100 (\$90,000.00) Dollars paid, grant to LINDA ACCORSI and MARK ACCORSI, husband and wife, as tenants by the entirety of 6 Old Taft Avenue, Mendon, Massachusetts, with QUITCLAIM COVENANTS that certain parcel of land situated in Mendon in the County of Worcester and said Commonwealth, 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 sub-division 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.

For title reference, see Certificate of Title No. 8862, Document No. 31562, recorded with Worcester Registry of Deeds, dated May 12, 1976, Land Court Case No. 1399, Registered in Book 45, Page 8862.

WITNESS my hand and seal this 1st day of July, 1991.

*Russell E. Phipps*  
RUSSELL E. PHIPPS

DEEDS REG. CO.  
WORCESTER

07/18/91

TAX 410.40  
CASH 410.40

8994A140 13:13  
EXCISE TAX

Property Address: 6 Old Taft Ave.  
Mendon, MA 01756

-2-

## COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

July 1, 1991

Then personally appeared the above named  
RUSSELL E. PHIPPS and acknowledged the foregoing  
instrument to be his free act and deed, before me.

*Andrea D. Hogarth*  
\_\_\_\_\_  
ANDREA D. HOGARTH, Notary Public  
My Commission Expires: 11-4-94

*Seal*

ATTEST: WORC. Anthony J. Vigliotti, Register