



QUITCLAIM DEED

I, **PAUL M. STOICO** of West Street, Wrentham, Norfolk County, Massachusetts

for consideration paid of **TWO HUNDRED SEVENTY FIVE THOUSAND (\$275,000.00) DOLLARS**

grant to **JOSEPH ROUSSEAU and EMILY ROUSSEAU**, husband and wife as tenants by the entirety of 9 Maple Street, Mendon, Worcester County, Massachusetts

A certain tract or parcel of land, with the buildings thereon, situated on the northerly side of Maple Street formerly called the County Road and formerly called the Boston and Hartford Turnpike in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

- BEGINNING at a point on said tract at the southwesterly corner of land now or formerly of the heirs of Charles C.P. Hastings;
- THENCE S. 86° 21' W. by said Maple Street, 50.37 feet to an Iron pipe;
- THENCE N. 15° W. by land now or formerly of Carlton L. Goss et ux., formerly of May E. Brown, 126.28 feet to an iron pipe;
- THENCE N. 84° 18' E. by land of one Hogarth, 45.43 feet to a drill hole in a stone wall;
- THENCE S. 13° 24' E. 4.28 feet to a corner of stone walls;
- THENCE N. 85° E. by a stone wall, 9.24 feet to the corner of stone walls, the last two courses bounding on land nor or formerly of one Davenport;
- THENCE S. 6° E. by a stone wall, 42.24 feet to a corner of stone walls;
- THENCE N.85° E. by a stone wall, 15.18 feet to a drill hole in said stone wall; and
- THENCE S. 5°E., 72.86 feet to the point of beginning, the last three courses bounding by said land now or formerly of said Hastings.

The above described premises are shown on a plan of land recorded at the Worcester District Registry of Deeds Plan Book 280, Plan 86.

No appurtenant rights to draw water from the well located on land now or formerly of Goss or the right to enter upon said Goss land for the purpose of repairing, replacing, and maintaining pipes leading from said well and as set forth in Deed dated April 13, 1964, and recorded in Book 4465, Page 568 are conveyed to this Grantee, JOSEPH ROUSSEAU and EMILY ROUSSEAU, their heirs or assigns.

For Grantors title see Deed dated December 31, 2003 and recorded with Worcester District Registry of Deeds, Book 29004, Page 006.

Executed a sealed instrument this 4th day of March 2004.

Paul M Stoico
Paul M. Stoico

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

March 4th 2004

Then personally appeared the above named Paul M. Stoico and acknowledged the foregoing to be his free act and deed before me.

Peter S. Marinelli
Notary Public **PETER S. MARINELLI**
BY: November 4, 2005

Joseph Rousseau
9 Maple Street
Mendon 01756

ATTEST: WORC. Anthony J. Vigliotti, Register

9 Maple St. Mendon

MASSACHUSETTS EXCISE TAX
Worcester District Registry #20001
Date: 03/05/2004 P.M.
City: 015644 Doc# 00036275
Fee: \$1,254.00 Cons: \$275,000.00

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