


Return to:
Jason Coxall
12 Providence St.
Mendon, MA 01756


2006 00146933
Bk: 39871 Pg: 114 Doc: DEED
Page: 1 of 3 09/29/2006 01:15 PM

QUITCLAIM DEED

WE, STEPHEN J. MARTEL and LORI A. MARTEL, of Mendon, Worcester County, Massachusetts

FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF FOUR HUNDRED NINETY-FIVE THOUSAND DOLLARS AND NO/100 (\$495,000.00)

GRANT TO JASON A. COXALL, of 12 Providence Road, Mendon, Worcester County, Massachusetts

With quitclaim covenants

The land in Mendon, Worcester County, Massachusetts, as follows:

FIRST PARCEL: All the same premises conveyed by deed of James F. Keefe et ux to Thomas F. Perna et ux, dated October 9, 1957 and recorded with Worcester District Registry of Deeds, Book 3900, Page 344 and bounded and described in said deed as follows:

“A certain tract or parcel of land, with the buildings thereon. situated on the easterly side of Providence Street and the westerly side of Gaskill Street in said Mendon, and being more particularly bounded and described as follows:

Beginning at an iron pipe to the southwesterly corner of the granted premises and at the easterly side of said Providence Street, thence in an easterly direction and bounded southerly by land of one Gaskill to an iron pipe on the westerly side of said Gaskill Street; thence in a northerly direction and bounded easterly by said Gaskill Street 65 feet to an iron pipe in an old wall; thence in a northerly direction and bounded easterly by said Gaskill Street to an iron pipe located 100 feet, more or less, southerly from an iron pipe in Willow Brook; thence in a westerly direction and bounded northerly by remaining land of the grantors to an iron pipe in the easterly linen of said Providence Street, which iron pipe is located 100 feet, more or less, southerly from an iron pipe in Willow Brook; thence in a southerly direction and bounded westerly by said Providence Street, 150 feet to an iron pipe in the line of an old wall; and thence in a southerly direction and bounded westerly by said Providence Street 125 feet to the point of beginning.”

Together with the right to use, maintain, repair and replace the drain extending northwesterly from the northerly corner of the house on the above described premises to a point in the aforesaid brook distant 174 feet easterly from the easterly face of the easterly abutment at Providence Street.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/29/2006 01:15 PM
Ctrl# 057022 30638 Doc# 00146933
Fee: \$2,257.20 Cons: \$495,000.00

Property address: 12 Providence St., Mendon, MA

3

103

SECOND PARCEL: All the same premises conveyed by James F. Keefe et ux to Thomas F. Perna et ux by deed dated April 13, 1966 and recorded with Worcester District Registry of Deeds in Book 4662, Page 15, and bounded and described as follows:

“A certain tract or parcel of land situated on the easterly side of Providence Street and the westerly side of Gaskill Street in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

Beginning at an iron pipe on the easterly side of said Providence Street at Willow Brook so-called:

THENCE southerly along said Street, 100.00 feet more or less to an iron pipe at land of these grantees;

THENCE easterly by said grantees' other land to an iron pipe at said Gaskill Street;

THENCE northerly by said Gaskill Street, 100.00 feet more or less to said Willow Brook; and

THENCE westerly by said Willow Brook to the iron pipe at the point of beginning.”

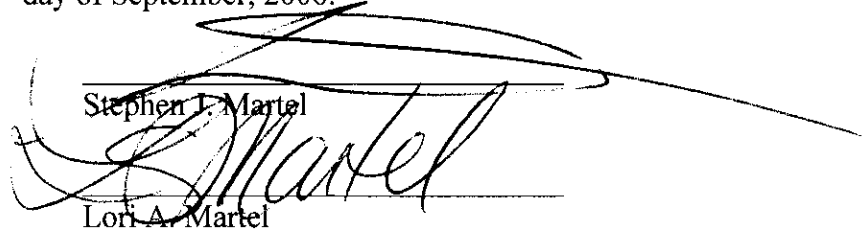

Said premises are conveyed subject to the right to use, maintain, repair and replace the drain granted in deed recorded with said Deeds at Book 3900, Page 344.

EXCEPTING THEREFROM:

- (1) Deed from Thomas F. Perna et ux to John A. Lindfelt et ux, dated February 4, 1982 recorded with Worcester Registry of Deeds, Book 7411, Page 271.
- (2) Deed from Thomas F. Perna et ux to David G. Barlow et al dated January 24, 1983, recorded with said Deeds at Book 7865, Page 166.

Being the same premises conveyed in Deed from Wilfred J. Martel recorded with said Deeds at Book 24636, Page 256.

WITNESS our hands and seals this 29th day of September, 2006.


Stephen J. Martel

Lori A. Martel

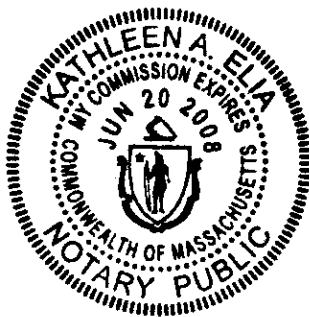
COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss:

September 29, 2006

On this 29th day of September, 2006, before me, the undersigned notary public, personally appeared Stephen J. Martel and Lori A. Martel, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Kathleen A. Elia
Kathleen A. Elia Notary Public
My Commission Expires: 6/20/08



ATTEST: WCRC. Anthony J. Vigliotti, Register