

11137

*Handwritten signature/initials*

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

Arthur A. Massicott and Jacqueline K. Massicott

of 111 Providence Road, Mendon, Worcester County, Massachusetts,

being married, for consideration paid, and in full consideration of Four Hundred Forty-Nine Thousand Nine Hundred and no/100 (\$449,900.00) Dollars

grant to Sandra Kraege Higby

of 111 Providence Road, Mendon, Massachusetts

with QUITCLAIM COVENANTS

[Description and encumbrances, if any]

The land with the buildings and improvements thereon in Mendon, County of Worcester, Commonwealth of Massachusetts as more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Witness our hands and seals this 31<sup>st</sup> day of January, 1996

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Handwritten signature: Jacqueline K. Massicott*  
Jacqueline K. Massicott  
*Handwritten signature: Arthur A. Massicott*  
Arthur A. Massicott  
By *Handwritten signature: Jacqueline K. Massicott*, his attorney-in-fact  
Doc NO. 11137

THE COMMONWEALTH of MASSACHUSETTS

Worcester, ss

January 31, 1996

Then personally appeared the above named Jacqueline K. Massicott and acknowledged the foregoing instrument to be her free act and deed, before me,

*Handwritten signature: Harry P. Kotseas*  
Harry P. Kotseas Notary Public  
My commission expires April 19, 2002

(\* Individual -- Joint Tenants -- Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.  
R027

LAW OFFICES OF  
SANDRA KRAEGE HIGBY  
SUITE 105  
409 FORTUNE BOULEVARD  
MILFORD, MASSACHUSETTS 01757

DEEDS REC 20  
WORCESTER  
02/01/96  
TAX 2052.00  
CASH 2052.00  
134771140 14:02  
EXCISE TAX

PROPERTY ADDRESS: 111 Providence Road, Mendon, MA

96 FEB - 1 PM 2:05

## EXHIBIT A

The land with the buildings and improvements thereon in Mendon, Worcester County, Massachusetts, described as follows:

The land located on the southwesterly side of Providence Road, together with the buildings thereon, shown on a plan of land entitled "Plan of Land in the Town of Mendon, Massachusetts, property of Joseph I. Ashkins, dated February 21, 1974, surveyed by Blackstone Valley Survey & Engineering, Inc." recorded in Plan Book 397, Plan 98 (the "Plan"), more particularly described and bounded as follows:

BEGINNING at a point in the southwesterly line of said Providence Road at the southeasterly corner of land now or formerly of Cousineau;

THENCE South  $34^{\circ} 12' 20''$  East by said Providence Road, Eighty-Four and  $76/100$  (84.76) feet to a point;

THENCE continuing in a southwesterly direction by said Providence Road and a curve to the left having a radius of 2,430 feet, Four Hundred Twenty-Three and  $58/100$  (423.58) feet to a point;

THENCE continuing by said Providence Road South  $44^{\circ} 11' 35''$  East, Twenty-Seven and  $00/100$  (27.00) feet to a point at land now or formerly of Ashkins;

THENCE South  $52^{\circ} 50' 58''$  West by land of said Ashkins, Four Hundred Fifty-one and  $50/100$  (451.50) feet to a point;

THENCE North  $34^{\circ} 16' 27''$  West by land of said Ashkins, Four Hundred Twenty-One and  $02/100$  (421.02) feet to a drill hole in a stone wall at land now or formerly of Cousineau;

THENCE North  $25^{\circ} 29' 19''$  East by said stone wall and land of Cousineau, Seventy-Four and  $40/100$  (74.40) feet to a drill hole;

THENCE continuing by said land of Cousineau North  $25^{\circ} 44' 00''$  East, One Hundred Eighty-One and  $81/100$  (181.81) feet to a point; and

THENCE continuing by said land of Cousineau North  $53^{\circ} 51' 50''$  East, One Hundred Eighty-Eight and  $43/100$  (188.43) feet to the place of beginning.

Containing 4.90 acres, more or less, according to the Plan.

Subject to a reservation to Alex Thayer, his heirs and assigns, to pass and repass from his wood lot north of said premises as recited in a deed recorded in Book 223, Page 193.

Being a portion of the premises conveyed to the grantors by deed from Richard C. Bryan and Anne F. Bryan dated May 12, 1986 and recorded at the Worcester County (Worcester District) Registry of Deeds in Book 9467, Page 168.

PD430

**ATTEST: WORC. Anthony J. Vigliotti, Register**