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MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

Sandra Kraege Higby

of 409 Fortune Blvd., Milford, Worcester County, Massachusetts,

for consideration paid, and in full consideration of Four Hundred Forty-Seven Thousand and no/100 (\$447,000.00) Dollars

grant to Thomas G. Conley and Colleen A. Conley, husband and wife, as tenants by the entirety

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 my hand and seal this 27th day of June, 1996

Sandra Kraege Higby
Sandra Kraege Higby

THE COMMONWEALTH of MASSACHUSETTS

Worcester, ss

June 27, 1996

Then personally appeared the above named Sandra Kraege Higby and acknowledged the foregoing instrument to be her free act and deed, before me,

[Signature]

Notary Public

My commission expires

¹⁹**STERLING D. McCOSH**
Notary Public

My Commission Expires August 7, 1998

(-- Joint Tenants -- Tenants in Common.)

SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

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

PROPERTY ADDRESS: 111 Providence Road, Mendon, MA

DEEDS REG 20
WORCESTER

07/03/96

TAX 2038.32
CASH 2038.32

6490A140 12:00
EXCISE TAX

MAC
Roche and Murphy

96 JUL -3 PM 1:05

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° 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° 11' 35" East, Twenty-Seven and 00/100 (27.00) feet to a point at land now or formerly of Ashkins;

THENCE South 52° 50' 58" West by land of said Ashkins, Four Hundred Fifty-one and 50/100 (451.50) feet to a point;

THENCE North 34° 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° 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° 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° 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 the same premises conveyed to grantor by deed of Arthur A. Massicott and Jacqueline K. Massicott dated January 31, 1996 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 17652, Page 43.

PD430

ATTEST: WORC. Anthony J. Vigliotti, Register