

Return to: Francis X. Small
24 Asylum Street
Milford, MA 01757

45/2013

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QUITCLAIM DEED

We, STELLA A. YANSKI and WALTER YANSKI, JR. both of Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant to Walter Yanski, Jr. of 61 Providence Street, Mendon, Massachusetts

WITH QUITCLAIM COVENANTS

The land in and buildings thereon situated on the westerly side of Providence Street, Mendon, more particularly bounded and described as follows:

Beginning at a drill hole at Providence Street in a wall, being the northwesterly corner of the granted premises;

THENCE, S. 59° 00' 45'' W., 45.07 feet to a drill hole;

THENCE, S. 67° 53' 45'' W., following the line of a stone wall 130.43 feet to a drill hole;

THENCE, following the line of said hole S. 72° 25' 45'' W., 48.21 feet to a drill hole;

The above three mentioned courses being bounded northerly by the land now or formerly of one Morrison;

THENCE, S. 48° 41' 30'' E. and bounded southerly by land now or formerly of one Bowen, 277.70 feet to a drill hole;

THENCE, 57° 26' E., and bounded southeasterly by land of said Bowen, 166.58 feet to a drill hole in a wall at land of one Perkins;

THENCE, along said wall, N. 19° 45' 30'' W., 34.12 feet to a drill hole in said wall;

THENCE, N. 33° 38' E., along said wall to a point on Providence Street, which point is 42.70 feet westerly of a Worcester County highway bound;

PROPERTY ADDRESS 61 Providence Street, Mendon

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The last two mentioned courses are bounded easterly by land of said Perkins;

THENCE, following the line of a curve, R=720', and bounded northerly by Providence Street, a public way in said Mendon, 185.73 feet, to the place of beginning.

Containing 1.15 acres, more or less.

Being the land shown on a plan entitled "Land of Walter Yanski et ux Mendon, Mass., October 28, 1972, scale: 1"= 40' John R. Andrews, Jr., registered land surveyor" said plan recorded with Worcester District Registry of Deeds, plan book 373, plan 122.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by deed dated February 27, 1974 and recorded in the Worcester District Registry of Deeds, book 5443, page 309.

WITNESS our hands and seals this eighteenth day of January 2002.

Stella A. Yanski
Stella A. Yanski

Walter Yanski, Jr.
Walter Yanski, Jr.

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

January 18, 2002

Then personally appeared the above named Stella A. Yanski and Walter Yanski, Jr. and acknowledged the foregoing instrument to be their free act and deed before me

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires July 8, 2005

ATTEST: WORC. Anthony J. Vigliotti, Register