



Bk: 37121 Pg: 327 Doc: DEED
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QUITCLAIM DEED

I, Walter Yanski, Jr., 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, and Rose Marie Yanski, of 88 Hathaway Road, White River Junction, Vermont, husband and wife, as tenants by the entirety

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;

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

Property Address: 61 Providence Street, Mendon

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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;

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.

For my title see deed of Stella A. Yanski and Walter Yanski, Jr. dated January 18, 2002 and recorded with the Worcester Registry of Deeds in Book 26991, Page 293.

WITNESS my hand and seal this 8th day of August 2005.

Walter Yanski, Jr.
Walter Yanski, Jr.

THE COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

August 8, 2005

On this 8th day of August, 2005, before me, the undersigned notary public, personally appeared Walter Yanski, Jr., proved to me through satisfactory evidence of identification, which was a photographic identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires June 22, 2012

Small

ATTEST: WORC. Anthony J. Vigliotti, Register