

PLEASE RETURN TO:

Mr. James C. Devlin
Ms. Pamela W. Bracken
89 Providence Street
Mendon, MA 01756



Bk: 37967 Pg: 30 Doc: DEED
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QUITCLAIM DEED

I, JAMES C. DEVLIN, of Mendon, Worcester County, Massachusetts, for consideration paid and in full consideration of the sum of THIRTEEN THOUSAND (\$13,000.00) DOLLARS, grant to JAMES C. DEVLIN, of Mendon, Worcester County, Massachusetts, a seventy-five (75%) percent interest and PAMELA W. BRACKEN both of 89 Providence Street, Mendon, Worcester County, Massachusetts, a twenty-five (25%) percent interest, as joint tenants and not as tenants in common, with QUITCLAIM COVENANTS, in and to the land with the buildings thereon in Mendon, Worcester County, Massachusetts, located on the southwesterly side of Providence Street, being shown as Lot 1A on a plan entitled: "Land of Francis A. Irons et ux, Mendon, Mass." by John R. Andrews, Jr., dated March 22, 1979, which plan is filed with the Worcester District Registry of Deeds in Plan Book 467, Plan 75, bounded and described as follows:

Beginning at an iron pipe in the ground on the southwesterly side of Providence Street, and at the northeasterly corner of the lot hereby described;

Thence S. 33° 00' 35" E. by the southwesterly side of said Providence Street, 210.21 feet to a point at a right of way as shown on said plan;

Thence S. 65° 17' 42" W. 165.76 feet to a point;

Thence S. 61° 35' 59" W. 104.13 feet to a point at the southwesterly corner of the lot hereby described; the last two courses being by the northerly line of said right of way as shown on said plan;

Thence N. 32° 44' 20" W. by Lot #1 on said plan, 222.51 feet to an iron pipe in the ground at the northwesterly corner of the lot hereby described;

Thence N. 66° 31' 05" E. by land now or formerly of Irons, 270.50 feet to the point of beginning.

Containing 1.47 acres more or less according to said plan.

Being the same premises conveyed to the grantor herein by deed of Thomas J. Lynch, III, Marjorie L. Lynch and Henry Parkman Lovering, dated October 12, 2004, and recorded with the Worcester District Registry of Deeds, Book 34916, Page 124.

Witness my hand and seal this 1st day of ~~November~~, 2005.
day of December, 2005

James C. Devlin
James C. Devlin

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS:

On this 1st day of ~~November~~ *December*, 2005, before me, the undersigned notary public, personally appeared James C. Devlin, proved to me through satisfactory evidence of identification, which was a Driver's License, 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.



DENISE COOLIDGE
NOTARY PUBLIC
COMMONWEALTH of MASSACHUSETTS
MY COMMISSION EXPIRES
APRIL 24, 2009

Denise Coolidge
Notary Public
My Commission Expires: 4-24-09

ATTEST: WORC. Anthony J. Vigliotti, Register

89 Providence Street, Mendon, Massachusetts 01756
LOCUS:

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/07/2005 09:16 AM
Ctrl# 045948 1383 Doc# 00208995
Fee: \$59.28 Cons: \$13,000.00