



Bk: 44985 Pg: 242  
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QUITCLAIM DEED

WE, Walter Yanski, Jr., of Mendon, Massachusetts, and Rose Marie Yanski, of White River Junction, Vermont

For consideration paid and in full consideration of Two Hundred Thirteen Thousand (\$213,000.00) Dollars

Grant to Brian D. Bridges, individually of 61 Providence Street, Mendon, Worcester County, 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;

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 10/20/2009 01:51 PM  
Ctrl# 088541 22671 Doc# 00124051  
Fee: \$971.28 Cons: \$213,000.00

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.

BEING the same premises conveyed by Deed dated August 8, 2005 and recorded with Worcester South District Registry of Deeds in Book 37121, Page 327.

WITNESS my hand and seal this 16<sup>th</sup> day of October 2009.

Walter Yanski, Jr.  
Walter Yanski, Jr.

THE COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

October 16, 2009

On this 16<sup>th</sup> day of October 2009, 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



FRANCIS X. SMALL  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 22, 2012

WITNESS my hand and seal this 25<sup>th</sup> day of September 2009.

Rose Marie Yanski  
Rose Marie Yanski

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STATE OF VERMONT

Windsor County, ss.

September 25, 2009

On this 25<sup>th</sup> day of September 2009, before me, the undersigned notary public, personally appeared Rose Marie Yanski, 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 she signed it voluntarily for its stated purpose.

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Jennifer M. Wancura  
Notary Public: Jennifer M. Wancura  
My Commission Expires: 2-10-2011

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