

ASMB

QUITCLAIM DEED

I, BEATRICE A. KIERNAN, of Mendon, Worcester County, Massachusetts,

For consideration paid, and in full consideration One Hundred Fifty Thousand and 00/100 (\$150,000.00) Dollars

Grant to THOMAS KOZEL and DOLORES KOZEL, husband and wife, as tenants by the entirety, of 49 Taft Avenue, Mendon, Worcester County, Massachusetts

With *quitclaim covenants*

The land referred to in this Commitment is described as follows:

The land in Mendon, in said Worcester County, with the buildings thereon on the northwesterly side of Taft Avenue, and being lot numbered 41 on plan of Lake Side Park, Mendon, Mass., owned by Luther E. Taft's Heirs, dated June 1917, recorded with Worcester District Deed, Plan Book 31, Plan 50, said lot being further bounded and described as follows:

Southeasterly by said Taft Avenue 50 feet;

Northeasterly by lot #40 on said plan 88.5 feet;

Northwesterly by Lake Nipmuc; and

Southwesterly by lot #42 on said plan 87 feet;

Being the same premises conveyed to William J. Kiernan and Beatrice A. Kiernan by deed of John Airasian, dated July 10, 1964, recorded with said Deeds, Book 4480, Page 529.

The above premises are hereby conveyed together with a right of way in common with others over said Taft Avenue as shown on said plan; and subject to any rights of way existing across the same.

Witness our hands and seals this 24th day of December, 1999

Beatrice A. Kiernan
BEATRICE A. KIERNAN

Property Address: 49 Taft Avenue, Mendon, MA 01756

99 DEC 20 PM 3:24


MAIL: RAYMOND MASTROIANNI
3 FAYETTE ST
MILFORD MA. 01757

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

December 20, 1999

Then personally appeared Beatrice A. Kiernan and made oath that the foregoing statements are true and acknowledged the foregoing to be her free act and deed, before me.



Raymond M. Mastroianni
Notary Public
My Commission Expires: May 19, 2000

Handwritten initials

WORCESTER
DEEDS REG 20
WORCESTER

12/20/99 3:17PM
000000 #4326

CANCELLED

FEE \$684.00

CASH \$684.00

Handwritten mark

Handwritten initials

LAW OFFICES OF
RAYMOND M. MASTROIANNI
3 FAYETTE STREET
MILFORD, MASSACHUSETTS 01757

ATTEST: WORC. Anthony J. Vigliotti, Register