

MASSACHUSETTS QUITCLAIM DEED

45700MB

I, JULIE C. OSIER F/K/A JULIE C. BRADBURY of 129 SUMMER STREET, Medway, Massachusetts 02053, for consideration paid, and in full consideration of ONE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 Dollars (U.S. \$155,000.00) grant to KEVIN M FLAHERTY and ERIN L CONNOLLY, Joint Tenancy, of 55 GREEN STREET, Hopedale, Massachusetts 01747 with quitclaim covenants the following property in Worcester, Massachusetts.

PROSPECT AND GRANTOR ADDRESS: 38 TAFT AVENUE, MENDON, MA

The land with the buildings thereon, in Mendon, Worcester County, situated on Taft Avenue, a private way, and being lot numbered 21 on "Plan of Lakeside Park, Mendon, MA., owned by Luther E. Taft's Heirs, June 1917" recorded with Worcester District Deeds, Plan Book 31, Plan 50; together with a right of way in common with others over said Taft Avenue, as shown on said plan.

Also two other parcels on said Taft Avenue being bounded and described as follows:

FIRST PARCEL A certain parcel of land with the buildings thereon situated on the easterly side of Taft Avenue in Mendon, being Lot #20 as shown on "Plan of Lakeside Park, Mendon, MA., owned by Luther E. Taft's heirs, June, 1917" filed with Worcester District Deeds, Plan Book 31, Plan 50 and more particularly bounded and described as follows, to wit:

- WESTERLY by said Taft Avenue as shown on said plan, 50 feet;
- SOUTHERLY by Lot 19 as shown on said plan, 100 feet;
- EASTERLY by land now or formerly of one Barca, 50 feet; and
- NORTHERLY by Lot 21 as shown on said plan, 100 feet.

SECOND PARCEL A certain tract or parcel of land situated northeasterly of Taft Avenue, in said Mendon, adjoining the easterly line of lots 19, 20 and 21 as shown on "Plan of Lakeside Park, Mendon, Mass. June 1917, Henry W. Gaskill, C.E." filed with Worcester District Deeds, Plan Book 31, Plan 50, and being more particularly bounded and described as follows, to wit:

Beginning at a cement post at the southwesterly corner of the granted premises at the southeasterly corner of Lot 19, as shown on said plan; thence

- NORTH 67 degrees 05' East by the southerly line of said Lot 19 extended easterly and land of one Barca, formerly of Sidney Smith Realty Co., Inc., 50.0 feet to a stake; thence
- NORTH 22 degrees 55' West by last mentioned land, 124 feet, more or less, to a drill hole in a stone wall; thence
- WESTERLY by said stone wall, 50 feet, more or less, to a point in the easterly line of Lot 21, as shown on said plan; and thence
- SOUTH 22 degrees 55' East by said Lots 21, 20 and 19, 137 feet, more or less, to the point of beginning.

For grantor's title see Deed recorded Book 15399 Page 123.

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WORCESTER DEEDS REG 20 WORCESTER

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FEE \$706.80

CASH \$706.80

LAW OFFICES OF DANIEL W. MURRAY
177 WORCESTER STREET, SUITE 203
WELLESLEY, MA 02481

Witness my/our hand(s) and seal(s) this 29th day of December, 2000.

Julie C. Osier
JULIE C. OSIER F/K/A JULIE C. BRADBURY

Commonwealth of Massachusetts

Norfolk, ss:

December 29, 2000

Then personally appeared the above-named JULIE C. OSIER F/K/A JULIE C. BRADBURY and acknowledged the foregoing instrument to be his/her/their free act and deed before me.

Notary Public: Daniel W. Murray
My Commission Expires: 12/15/06

PROPERTY ADDRESS: 38 TAFT AVENUE Mendon, Massachusetts 01756

ATTEST: WORC. Anthony J. Vigliotti, Register
