

file

PROPERTY LOCUS: 49 TAFT AVENUE, MENDON, MASS. 01756

We, THOMAS S. KOZEL AND DOLORES A. KOZEL
of 49 Taft Avenue, Mendon Worcester County, Massachusetts,

being ~~xxx~~ married, for consideration paid, and in full consideration of two hundred ten thousand (\$210,000.00) grant to Floyd L. Palmer
of 19 Wilson Drive, Framingham, Mass. 01702 with quitclaim covenants

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 Deeds 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
- SOUTHEASTERLY by lot # 42 on said plan 87 feet

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.

For our title see deed of Beatrice A. Kiernan to Thomas Kozel and Dolores Kozel dated December 20, 1999 and recorded at the Worcester County Registry of Deeds at Book 22162 Page 64

*Return
Wisker
188 OAKS Rd
Framingham Ma 01702*



2003 00171448
Bk: 30613Pg: 175 Page: 1 of 1
Recorded: 07/01/2003 09:31 AM

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/01/2003 09:31 AM
Ctrl# 005009 22560 Doc# 00171448
Fee: \$957.60 Cons: \$210,000.00

Witness our hands and seals this 18th day of June 2003

Thomas S. Kozel
THOMAS S. KOZEL

Dolores A. Kozel
DOLORES A. KOZEL

The Commonwealth of Massachusetts

Worcester ss. June 18, 2003

Then personally appeared the above named Thomas S. Kozel and Dolores A. Kozel and acknowledged the foregoing instrument to be their free act and deed before me

Harvey J. Trask
Notary Public
HARVEY J. TRASK
My commission expires March 12, 2004

(* Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with

ATTEST: WORC. Anthony J. Vigliotti, Register