

Bk: 32123 Pg: 17 Doc: DEED
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2003 00291158

KEVIN J. ROY AND CHRISTINE C. ROY
of 704 Hyde Park Court, Austin, Texas 78748

~~Worcester County, Massachusetts~~

AR

being ~~un~~married, for consideration paid, and in full consideration of one hundred ninety nine thousand forty two dollars (\$199,942.00) grant to TIAMARIE N. LAMOTHE

of 129 Millville Road Mendon, Massachusetts 01756 with quitclaim covenants
the land in Mendon, Massachusetts

[Description and encumbrances, if any]

Ascertain parcel of land with all buildings and improvements thereon, situated in the Southwesterly part of said Mendon on the Westerly side of the road leading from Mendon through Chestnut Hill to Millville in said County, and bounded and described as follows:

NORTHERLY: By land of one Gunn,
WESTERLY: By land of heirs of NATHAN G. DANIELS & land of heirs of MILLEN WHEELOCK,
SOUTHERLY: by land of ROBERT BROWN and land formerly of AUSTIN WOOD and
EASTERLY: BY said road, or howsoever said parcel may be bounded.

Being the parcel known as the Benai Staples pasture and sprout land, and owned by Austin Wood. This was one of the parcels conveyed to Samuel B. Taft by the heirs of said Wood by deed dated June 7, 1895, and recorded in the Worcester District Deeds Book 1475 Page 492. The greater portion and area of the aforesaid described parcel of land is bounded by stone walls,*

For sellers' title see deed of Christine C. Roy to Kevin J. Roy and Christine C. Roy dated July 10, 1998 and recorded in the Worcester County Registry of Deeds at Book 20194 Page 76

* Excepting two parcels conveyed to Aldor Tetreault by deeds recorded with the Worcester District Registry of Deeds at Book 3174, Page 394 and Book 4046, Page 203.

129 Millville Rd Mendon

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/31/2003 02:14 PM
Ctrl# 011026 07127 Doc# 00291158
Fee: \$912.00 Cons: \$199,942.00



Witness our hands and seal this 17th day of October, 2003
to be effective October 17, 2003.

[Signature]
KEVIN J. ROY

[Signature]
CHRISTINE C. ROY

The Commonwealth of ~~Massachusetts~~ TEXAS

ss. October ^{13th} 2003

Then personally appeared the above named KEVIN J. ROY AND CHRISTINE C. ROY
and acknowledged the foregoing instrument to be their free act and deed before me

[Signature]
Notary Public — Justice of the Peace

MAIL

HARVEY J. TRASK
ATTORNEY AT LAW
SUITE 305
6 BEACON STREET
BOSTON, MASSACHUSETTS 02106
TEL. 523-2000

My commission expires

WANDA L. FREDERICK
Notary Public, State of Texas
My Commission Expires 1-18-06

(* Individual — Joint Tenants — Tenants in Common)

ATTEST: WORC. Anthony J. Vincenti, Register