

QUITCLAIM DEED

I, DOROTHEA J. BISON of Mendon, Worcester County, Massachusetts,
for consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100 (\$270,000.00)
DOLLARS

grants to ANNA M. MCGOVERN, individually,
of 44 Taft Avenue, Mendon, Worcester County, Massachusetts,
with quitclaim covenants.



SEE ATTACHED EXHIBIT "A"

Bk: 35868 Pg: 398 Doc: DEED
Page: 1 of 2 03/11/2005 01:49 PM

Witness my hand and seal this 11th day of March, 2005.

Dorothea Bison
DOROTHEA J. BISON

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

March 11, 2005

On this 11th day of March, 2005, before me, the undersigned notary public,
personally appeared Dorothea J. Bison, proved to me through satisfactory
evidence of identification(s), which was/were X photographic
identification with signatures issued by a federal or state governmental
agency, _____ oath or affirmation of a credible witness, _____ personal
knowledge of the undersigned, to be the person(s) whose name(s) is/are
signed on the preceding or attached document, and acknowledged to me that
he/she/they signed it voluntarily for its stated purpose.

R. Norman Peters
Notary Public - R. Norman Peters
My Commission Expires: 01/16/09

44 Taft Avenue, Mendon, MA

Return to:
Anna M. McGovern
44 Taft Avenue
Mendon, MA 01756



R. NORMAN PETERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 16, 2009

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/11/2005 01:49 PM
City# 033156 19320 Doc# 00037935
Fee: \$1,231.20 Cons: \$270,000.00

(2)

SP

EXHIBIT "A"

All that land with the buildings thereon situated on the northeasterly side of Taft Avenue in Mendon, Worcester County, Massachusetts, and being Lot #19, as shown on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June 1917" recorded with Worcester District Deeds, Plan Book 31, Plan 50, said lot being further bounded and described as follows:

BEGINNING at the southwesterly corner of the premises herein described on the northeasterly side of said Avenue and at corner of Lot #18 on said plan;

THENCE N. 22° 55' W. with said Avenue, 50 feet to corner of Lot #20 on said plan;

THENCE N. 67° 05' E. with Lot #20 on said plan, 100 feet for a corner;

THENCE S. 22° 55' E., 50 feet for a corner;

THENCE S. 67° 05' W. with Lot #18 on said plan, 100 feet to the point of beginning.

The above premises are hereby conveyed together with the right to draw water from the well on land now or formerly belonging to Leo H. and Florence L. Blanchet adjoining the granted premises on the North, with the right to maintain, repair and replace water pipes as now located from said well to the dwelling on the granted premises. Also together with the right of way over said Taft Avenue.

BEING the same premises conveyed to Dorothea J. Bison by deed of Henrietta M. Bison dated September 3, 1997 and recorded with Worcester District Registry of Deeds in Book 19179, Page 70. See also WCP#02PR27000E1 Estate of Henrietta M. Bison regarding Life Estate reserved in Book 19179, Page 70.

ATTEST: WORC. Anthony J. Vigliotti, Register