

69140

3) 1/2

Quitclaim Deed

We, Richard G. Morton and Dawn M. Roy of Mendon, Worcester County, Massachusetts, being unmarried, for consideration paid and in consideration of \$1.00 paid, grant to Richard G. Morton and Arlene Morton, husband and wife, as tenants by the entirety, both of 15 Taft Avenue, Mendon, Massachusetts, with quitclaim covenants, a certain parcel of land in Mendon, Worcester County, Massachusetts, with the buildings thereon situated on the south-easterly side of Millville Road and the northerly side of Lovell Street, bounded and described as follows:

Owner's address: 15 Taft Avenue, Mendon, MA 01756
Property address: 108 Millville Rd., Mendon, MA 01756

Beginning at the most northerly corner of the parcel to be described on the southeasterly side of Millville Road at the most westerly corner of land now or formerly of Fredrick J. Kelley, Jr.;

Thence South 48° 15' 38" East two hundred fifty and 00/100 (250.00) feet to a point;

Thence South 25° 51' 18" West three hundred ten and 58/100 (310.58) feet to a drill hole in the stone wall on the northerly side of Lovell Street, the last two courses being by said Kelley land;

Thence North 85° 13' 22" West by Lovell Street fifty-two and 72/100 (52.72) feet to a point;

Thence South 67° 04' 49" West by Lovell Street one hundred sixty-five and 47/100 (165.47) feet to a point at land now or formerly of Fern Wagner;

Thence North 72° 51' 48" West partially by a stone wall one hundred two and 27/100 (102.27) feet to a point;

Thence North 22° 58' 34" East seventy-seven and 95/100 (77.95) feet to a point;

Thence North 28° 08' 00" Est twenty-seven and 96/100 (27.96) feet to a point;

Thence North 37° 38' 01" East twenty-three and 56/100 (23.56) feet to a point at land now or formerly of Bessie M. Randor, the last four courses being by said Wagner land;

Thence North 43° 52' 56" East twenty-eight and 19/100 (28.19) feet to a point;

Thence North 49° 49' 37" East fifty-eight and 20/100 (58.20) feet to a point;

Thence North 77° 56' 26" East thirteen and 50/100 (13.50) feet to a point;

Thence North 02° 50' 00" East forty-three and 00/100 (43.00) feet to a point;

*Return to
Jeffrey N Roy
Renech Roy & Renech
84 STATE STREET
BOSTON, MA 02109*

95 AUG 11 AM 9:11

Thence North 11° 00' 00" twenty four and 59/100 (24.50) feet to a point;

Thence North 16° 23' 01" East eighty-one and 59/100 (81.59) feet to a point;

Thence North 33° 17' 50" West fifty-seven and 56/100 (57.56) feet to a point in the Southeasterly side of Millville Road, the last seven courses being by said Randor land;

Thence, Northeasterly by Millville Road by a curve to the left having a radius of 341.55 feet, a distance of fifty-eight and 91/100 (58.91) feet to a point;

Thence North 46° 05' 40" East by Millville Road one hundred and 50/100 (100.50) feet to the point of beginning.

Containing 111,753 square feet of land and being shown as Lot 1 on a plan entitled "Plan of Land in Mendon, Mass." dated March 17, 1980 by Bianchi Engineering Co., Inc., recorded with the Worcester District Registry of Deeds, Plan Book 476, Plan 56.

For my title see deed of Richard G. Morton dated March 10, 1987 and recorded with the Worcester District Registry of Deeds in Book 10283, Page 296 and Quitclaim Deed from J. Arthur Roy dated December 28, 1992 and recorded with said Registry in Book 14881, Page 107.

WITNESS our hands and seal this 9th day of ~~July~~^{August}, 1995.

Richard G. Morton
Richard G. Morton

Dawn M. Roy
Dawn M. Roy

Commonwealth of Massachusetts

WORCESTER, ss.

~~July~~^{August} 9, 1995

Then personally appeared the above named Richard G. Morton and Dawn M. Roy and acknowledged the foregoing instrument to be their free act and deed before me.

Jeffrey N. Roy
Notary Public
My Commission Expires: 4/06/01

ATTEST: WORC. Anthony J. Vigliotti, Register