

RETURN TO:
EDWARD M. PADDEN
P.O. BOX 436
FRANKLIN, MA 02038

90566

QUITCLAIM DEED

45/200B

We, Richard H. Dowden and Suzanne Dowden, husband and wife, of Uxbridge, Worcester County, Massachusetts

for consideration of \$182,000.00 paid

grant to Cheryl A. Kelley, of 15A Crooks Street, Medway, MA.

with quitclaim covenants

A certain parcel of land together with the buildings thereon located on Washington Street, Mendon, Massachusetts being the same and all the same premises described in deed of Joseph C. Cove, Conservator, dated June 23, 1999 and recorded in the Worcester District Registry of Deeds in Book 21538, Page 244 as follows:

"A certain parcel of land situated in the Town of Mendon, Worcester County, Commonwealth of Massachusetts and located on the westerly side of Washington Street bounded and described as follows:

- BEGINNING: At a point on the westerly side of Washington Street at land now or being the southeasterly corner of the premises herein described:
- THENCE: N. 28° 00' W. 124.00 feet by the westerly side of Washington Street to an iron pipe at land now or formerly of Robbins;
- THENCE: S. 56° 55' W. 150.00 feet by said land now or formerly of Robbins, to an iron pipe at land now or formerly of Mabel A. Holbrook;
- THENCE: S. 22° 43' E. 78.00 feet by said land now or formerly of Mabel A. Holbrook to an iron pipe set in a wall for a corner;
- THENCE: S. 68° 58' W. 342.23 feet by said wall to land now or formerly of Lyman E. Wheeler;
- THENCE: S. 01° 30' W. 25.89 feet by said Wheeler land, now or formerly of Grantor;
- THENCE: N. 68° 47' E. 512.62 feet by said other land now or formerly of Grantor to the point of origin.

Containing 25,890 square feet, more or less.

Subject to a ten foot right of way the northerly side of said right of way being S. 28° 00' E. 100.00 feet from land now or formerly of Robbins on the westerly side of Washington Street, said right of way running westerly by the southerly side of the wall between land of Mabel A. Holbrook, now or formerly, and land of Grantor's to land now or formerly of Lyman E. Wheeler.

For a more particular description, see plan of land entitled "Town of Mendon, Mass. Land of Willard E. and Ruth Kinnecome" dated August 27, 1966 recorded in Worcester District Registry of Deeds Plan Book 303, Plan 111."

PROPERTY ADDRESS: 24 WASHINGTON STREET, MENDON, MA

01 JUN 26 PM 1:15

Subject to Order of Conditions as recorded with Worcester Deeds, Book 23601, Page 382.

Subject to a Variance by the Commonwealth of Massachusetts, Department of Environmental Protection as recorded in Book 23766, Page 222, which states that a garbage grinder is not permitted.

Witness our hands and seals this 25th day of June, 2001.

Richard H. Dowden
Richard H. Dowden

Suzanne Dowden
Suzanne Dowden

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

June 25, 2001

Then personally appeared the above-named Richard H. Dowden and Suzanne Dowden and acknowledged the foregoing instrument to be their free act and deed, before me.

Darlene Roberts
Notary Public: *Darlene Roberts*
My Commission Expires: 10-6-2006

CASH \$829.92
FEE \$829.92

06/26/01 17:08 PM
000000 #6595
CANCELLED

WORCESTER
DEEDS REG 20
WORCESTER

CANCELLED

ATTEST: WORC. Anthony J. Vigliotti, Register