



Bk: 33712 Pg: 214 Doc: DEED
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QUITCLAIM DEED

CHERYL A. KELLEY of Mendon, Massachusetts, for consideration paid and in full consideration of Two Hundred Seventy Thousand and 00/100 (\$270,000.00) Dollars grants to **DAVID H. PAYNE AND LINDSAY PAYNE**, Husband and Wife as Tenants by the Entirety of 24 Washington Street, Mendon, Worcester County, Massachusetts, 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 degrees 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 degrees 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 degrees 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 degrees 58' W. 342.23 feet by said wall to land now or formerly of Lyman E. Wheeler;
- THENCE S. 01 degrees 30' W. 25.89 feet by said Wheeler land, now or formerly of Grantor;
- THENCE N. 68 degrees 47' E. 512.62 feet by said other land now or formerly of Grantor to the point of origin.

PROPERTY ADDRESS: 24 WASHINGTON STREET, MENDON, MA

Property: 24 Washington St. Mendon, MA

Ret William J Carroll III
600 Worcester Rd
Framingham MA
01702

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/28/2004 03:21 PM
Ctrl# 019343 29980 Doc# 00093640
Fee: \$1,231.20 Cons: \$270,000.00

MM

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 degrees 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."

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.

For title, see deed of Richard H. Dowden and Suzanne Dowden dated June 25, 2001 recorded with said Deeds in Book 24293, Page 375.

Witness my hand and seal this 26 day of May, 2004.

Cheryl A. Kelly
Cheryl A. Kelly

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

May 26, 2004

Then personally appeared the above named individual proved to me through satisfactory evidence of identification, which was DRIVER'S LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be her free act and deed before me

William J. Carroll, III
Notary Public William J. Carroll, III
My Commission Expires: 6/10/2005

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ATTEST: WORC. Anthony J. Vigliotti, Register

