



2005 00171035

Bk: 37517 Pg: 316 Doc: DEED
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Hobbs Abstract Co.
Book 237 Page 203+
203A

Quitclaim Deed

We, Michael Wojnoski and Frances L. Wojnoski, husband and wife, both

of 7 Washington St., Mendon,

Worcester County, Massachusetts

in consideration of \$ 426,400.00 paid

grant to Arthur D. Fleming and Anne C. Fleming, husband and wife, as tenants by the entirety, both

of 332 Aldrich St., Uxbridge, MA 01569

with **quitclaim covenants**

the land in Mendon, Worcester, County, Massachusetts as follows:

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/07/2005 03:17 PM
Ctrl# 043411 30958 Doc# 00171035
Fee: \$1,944.84 Cons: \$426,400.00

PARCEL 1

The land, together with the buildings thereon, situated on the easterly side of Washington Street, in said Mendon, and bounded and described therein as follows:

A certain parcel of land, containing 1/4 of an acre, more or less, with a cottage house, thereon situated on the easterly side of Washington Street in Mendon, Worcester County, Massachusetts, and bounded

- NORTHERLY by land, now or formerly, of Annie Congdon;
- EASTERLY by land, now or formerly, of the Heirs of David Adams;
- SOUTHERLY by land, now or formerly, of Henry Holbrook;
- WESTERLY by Washington Street.

PARCEL 2

A certain parcel of land situated off the northeasterly side of Washington Street in said Mendon, and being Parcel 2 as shown on plan entitled, "Land of Thomas Hackenson, Mendon, MA, Scale 1" = 40', July 6, 1966, John R. Andrews Jr., Surveyor", filed with Worcester District Registry of Deeds in Plan Book 309, Plan 31 and bounded as shown on said plan as follows:

Property Address: 7 Washington St.
Mendon, MA 01756

②

Return To:
Attorney Debra Dunham
PO Box 1227
Douglas MA 01516

SOUTHWESTERLY by other land of the grantees, 73.44 feet;

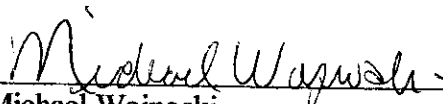
NORTHWESTERLY by land now or formerly of one Congdon, 311.65 feet;

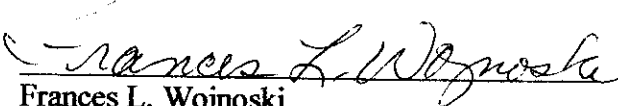
NORTHEASTERLY by land now or formerly of one Parkinson, 82 feet;

SOUTHEASTERLY by Parcel 1 as shown on said plan, 100.36 feet; and by Parcel 3 as shown on said plan, 214.86 feet.

Being the same premises conveyed to these grantors by deed of the said Michael Wojnoski and Francis L. Wojnoski dated March 31, 1992 and recorded with the Worcester District Registry of Deeds in Book 14135, at Page 352.

Executed as a sealed instrument this 7th day of October 2005


Michael Wojnoski


Frances L. Wojnoski

Commonwealth of Massachusetts

Worcester, ss.

October 7, 2005

On this 7th day of October 2005, before me, the undersigned notary public, personally appeared Michael Wojnoski and Frances L. Wojnoski, proved to me through satisfactory evidence of identification, which was their drivers' licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Before me, 
- Notary Public

My commission expires:

DEBRA A. DUNLEAVY
NOTARY PUBLIC
My commission expires Jan. 12, 2012

ATTEST: WORC. Anthony J. Vigliotti, Register