

MASSACHUSETTS QUITCLAIM DEED

We, Edward J. Wilson and Barbara Wilson, husband and wife, of Mendon, Worcester County, Massachusetts, being married, for consideration paid and in full consideration of One Hundred Eight Thousand (\$108,000.00) Dollars grant to John K. Coughlin and Lisa M. Coughlin, husband and wife, as tenants by the entirety of 69 Uxbridge Road, Mendon, Massachusetts

with quitclaim covenants

the land with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, on the northerly side of the road leading from said Mendon to Uxbridge, near Nipmuc Pond, so-called, and being lot numbered 17 on a plan of house lots owned by John T. Manson, made by Henry W. Gaskill, C.E., dated September, 1906, filed with Worcester District Deeds, Plan Book 12, Plan 44, and more particularly bounded and described as follows, to wit:-

- SOUTHERLY by the location of the Milford and Uxbridge Street Railway Company (discontinued), 50 feet;
- WESTERLY by land now or formerly of Joseph A. Ethier, being lot numbered 16 on said plan, 118 feet;
- NORTHERLY by the Old Road at land now or formerly of Sara Henry, 40 feet; and
- EASTERLY by land of one Shaffer, formerly of one Fairbanks, being lot numbered 18 on said plan, 98 feet.

This conveyance is made subject to all the reservations, conditions and restrictions contained in deed from John T. Manson to Anna B. Buck dated May 20, 1908, recorded with said Deeds, Book 1910, Page 585.

There is excepted from the above conveyed premises so much thereof as has been taken by the Commonwealth of Massachusetts for the layout of a State Road by instrument recorded with said Deeds, Book 3230, Page 238, and conveyed by deed of Rose Sheldon Baggett to said Commonwealth of Massachusetts by deed dated March 23, 1951, recorded with said Deeds, Book 3342, Page 108.

Said premises are also conveyed subject to an easement conveyed by deed of James W. Baggett et ux, to Worcester County Electric Company by instrument dated July 1, 1958, recorded with said Deeds, Book 3959, Page 105, so far as the same is now in force and applicable.

Also intending to convey hereby any land between the southerly boundary line of the aforesaid lot and the location of the State Highway, which parcel is bounded easterly and westerly by the easterly and westerly boundary lines of the aforesaid lot extended southerly.

Property Address: 69 Uxbridge Rd., Mendon, MA 01756

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Being the same and all the same premises as were conveyed to Edward J. Wilson and Barbara Wilson by deed of Joseph A. Ethier dated January 28, 1985, recorded in Worcester District Registry of Deeds, Book 8547, Page 123.

Witness our hand and seal this 26th day of July, 1991.

Edward J. Wilson
Edward J. Wilson

Barbara Wilson
Barbara Wilson

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

July 26, 1991

Then personally appeared the above named Edward J. Wilson and Barbara Wilson and acknowledged the foregoing instrument to be their free act and deed before me

Thomas J. Callahan
Notary Public

My commission expires: 2/4/94

DEEDS REG 20
WORCESTER

07/26/91

TAX 492.48
CASH 492.48

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EXCISE TAX

ATTEST: WORC., Anthony J. Vigliotti, Register.