

140994

QUITCLAIM DEED

We, Jeannette W. LaFlash f/k/a Jeannette B. Warwick, under Durable Power of Attorney dated 09 April 1991, given by Anna S. Ingham and/or Anne S. Ingham as recorded in Worcester Registry of Deeds as Instrument No. 140991 and JOYCE-ANN DALTON, Executrix for the Estate of Earl F. Thomas in accordance with the Decree on Probate dated 09 April 1997, File No. 97-670 issued by the Onondaga County Surrogate's Office, Syracuse, New York, and in accordance with the Allowance of Foreign Will dated 03 November 1997, Docket No. 97PR2602FE1, issued by the Worcester County Probate Court and in accordance with the License to Sell, Docket No. 97PR2602FE1, issued by the Worcester County Probate Court and recorded herewith as Instrument No. 140992, of 37 Judson St., Canton, St. Lawrence County, New York grant to Donald Handley of 9 Milford Street, Mendon, MA for consideration of ONE HUNDRED AND TEN THOUSAND (\$110,000.00) DOLLARS, with QUITCLAIM COVENANTS, the land in Mendon, Worcester County, Massachusetts, on the westerly side of North Avenue, so-called, a Worcester County Highway, and more particularly bounded and described as follows:

BEGINNING at a drill hole in a corner of stonewalls on the westerly location line of said North Avenue at the southeast corner of the premises, being also a corner of land now or formerly of Albert L. Johnson, et ux;

THENCE South 69° - 06' 55" West with the line of a stonewall by land of said Johnson 125.0 feet to a drill hole in the wall at land now or formerly belonging to Jesse A. Esty;

THENCE North 28° - 53' 05" West by land of said Esty, 150.0 feet to stake;

THENCE North 69° - 06' 55" East by land of said Esty, 125.0 feet to a drill hole in a stonewall on the westerly location line of said North Avenue;

THENCE: South 28° - 53' 05" East by the westerly location line of said North Avenue, 150.0 feet to the point of beginning.

Being Lot 1 on plan of land of Jesse A. Esty, September 1948 by Francis J. Brennan, C.E. recorded in Plan Book 156, Plan 17, Worcester Registry of Deeds.

For Grantors' title see deed of Anna S. Ingham a/k/a Anne S. Ingham to Earl Thomas, et ux. dated 29 December 1989, recorded with Worcester District Registry of Deeds, Book 12548, Page 241 and Worcester County Probate Court Docket #97PR2602FE1.

Property address: 80 North Ave., Mendon, MA 01756

97 DEC 17 AM 10:24

DEEDS REG 20
WORCESTER
12/17/97
TAX 501.60
CASH 501.60
5977A140 10:11
EXCISE TAX

I, the undersigned Jeannette W. LaFlash f/k/a Jeannette B. Warwick, hereby state under oath that I am named Attorney in Fact under a "Durable Power of Attorney" dated 09 April 1991, given by Anna S. Ingham and/or Anne S. Ingham as recorded in Worcester Registry of Deeds as Instrument No. 140991. That at the time of execution, delivery and recording of the within Deed, the said Anna S. Ingham was alive and residing in Northbridge, Massachusetts and has not terminated or revoked said Durable Power of Attorney herein referenced.

Executed as a sealed instrument this 9th day of December, 1997.

Jeannette W. LaFlash
Jeannette W. LaFlash f/k/a Jeannette B. Warwick
Under Power of Attorney for Anna S. Ingham
a/k/a Anne S. Ingham

Joyce Ann Dalton, Executrix
Joyce Ann Dalton, Executrix
For the Estate of Earl F. Thomas

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

Dated: 12/9/97

Then personally appeared the above-named Jeannette W. LaFlash f/k/a Jeannette B. Warwick under Power of Attorney for Anna S. Ingham a/k/a Anne S. Ingham and acknowledged the execution of the foregoing instrument to be her free act and deed, before me.

Andrea D. Hogarth
Notary Public Andrea D. Hogarth
My commission expires: 10/26/2001

STATE OF NEW YORK

COUNTY OF ONONDAGA, ss.

Dated: 12-9-97

Then personally appeared the above-named Joyce-Ann Dalton, Executrix for the Estate of Earl F. Thomas and acknowledged the execution of the foregoing instrument to be her free act and deed, before me.

Please return to:
Andrea D. Hogarth, Esq.
P.O. Box 76
Mendon, MA 01756

John S. Kenny
Notary Public
My commission expires:

JOHN S. KENNY
Notary Public in the State of New York
Qualified in Onondaga County No. 34-723-550
My Commission Expires June 30, 98

ATTEST: WORC. Anthony J. Vigliotti, Register