

Return to: Bruce W. Lora, Esq.
77 David Rd.
Bellingham, MA 02019



ELIZABETH L. BARBOUR

of Mendon,

Bk: 33782 Pg: 24 Doc: DEED
Page: 1 of 1 06/03/2004 11:28 AM

Worcester County, Massachusetts

for consideration paid, and in full consideration of \$425,000.00

grants to **RAYMOND ZOOK, Trustee of the MENDON REAL ESTATE EXCHANGE TRUST**, dated May 27, 2004, recorded with the Worcester Registry of Deeds herewith in Book 33782, Page 19, of 77 David Road, Bellingham, Norfolk County, Massachusetts

with quitclaim covenants

The land in said Mendon, Massachusetts consisting of two parcels of land with the buildings thereon.

FIRST TRACT: A certain tract or parcel of land with the buildings thereon situated in Mendon on the northwesterly side of State Road leading from said Mendon to Uxbridge, and being more particularly bounded and described as follows:

Beginning at the southeasterly corner of the granted premises at a point in the northwesterly location line of said highway and at the southwesterly corner of land of one Rondeau, formerly of one Bennett, which point is 2.00 feet S. 63° 01' 45" W. from a Massachusetts highway bound, thence N. 29° 34' W. by said Rondeau land 207.2 feet to a point; thence continuing the same course by the other land of said Rondeau, 210.63 feet to a point; thence N. 56° 26' 50" W. by land of one Lee, 89.00 feet to a point S. 72° 03' 40" W. by land now or formerly of one Taft and in part by a stone wall 340.57 feet to a point on said stone wall; thence S. 68° 51' 40" W. by said stone wall 207.25 feet to a point on said stone wall; thence S. 06° 46' 10" W. by said Taft land, 329.17 feet to a point on another stone wall; thence S. 56° 11' 40" W. 24.00 feet; thence S. 26° 50' 40" W., 100.00 feet; thence S. 1° 2' 40" W. 241.85 feet to a point at said highway, the last three courses bounding by a stone wall and said Taft land; thence northeasterly by the northwesterly location line of said highway, being a curve to the left, having a radius of 1240.00 feet, a distance of 461.09 feet to a Massachusetts highway bound; thence N. 58° 26' 50" E. by the said location line 295.50 feet to a Massachusetts highway bound; thence northeasterly by said location line, being a curve to the right, having a radius of 3240.00 feet, a distance of 257.10 feet, to the point of beginning. There is excepted from said premises that portion thereof conveyed to Robert F. Hogarth et ux by deed dated August 17, 1961 and recorded with Worcester County Registry of Deeds in Book 4220, Page 536, and which portion consists of Lots 1 and 2 as shown on plan entitled, "Land in Mendon, Henry J. Bennett et ux-Owner" dated June, 1955 Milton C. Taft, Civil Engineer, which plan is recorded with said Deeds in Book 207, Plan 98.

Said premises are conveyed subject to an easement to the Commonwealth of Massachusetts described in instrument recorded with said Deeds in Book 2556, Page 284.

Said premises are conveyed subject to any and all incumbrances of record however the same may be involved or applicable.

Being the same premises conveyed to me by deed of Thurman W. Barbour, recorded with Worcester District Registry of Deeds in Book 4760, Page 415. See also deed recorded in Book 4858, Page 579.

Witness my hand and seal this 27th day of May, 2004.

Property Address: 123 Uxbridge Road, Mendon, MA 01756

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/03/2004 11:28 AM
Ctrl# 019883 28810 Doc# 00099148
Fee: \$1,938.00 Cons: \$425,000.00

Elizabeth L. Barbour

The Commonwealth of Massachusetts

Norfolk, ss.

On this 27th day of May, 2004, before me, the undersigned notary public, personally appeared the above named Elizabeth L. Barbour and proved to me through satisfactory evidence of identification which was Massachusetts Driver's License to be the person(s) whose name(s) is signed on the preceding, and acknowledged to me that she signed it voluntarily for its stated purpose.

Robert E. Ficco Notary Public

My Commission expires: December 31, 2010

CHAPTER 183, SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC. Anthony J. Vigliotti, Register