



MASSACHUSETTS QUITCLAIM DEED

at/for Raymond B. Zook

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~~ ³³⁷⁸² Page 19 of 77 David Road, Bellingham, Norfolk County, Massachusetts of Mendon, Worcester County, Massachusetts for consideration paid, and in full consideration of ~~\$425,000.00~~ ^{\$425,000.00} grants to Omar H. Wenger and Barbara E. Wenger, husband and wife taking as tenants by the entirety, both of 800 Pulaski Boulevard, Bellingham, 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 Elizabeth L. Barbour, recorded herewith with Worcester District Registry of Deeds in Book , , Page . See also deed recorded in Book 4858, Page 579.

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

MENDON REAL ESTATE EXCHANGE TRUST

Raymond B. Zook
Raymond Zook, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

May 27, 2004

On this Twenty Seventh day of May, 2004, before me, the undersigned notary public, personally appeared Raymond Zook, Trustee of the Mendon Real Estate Exchange Trust, proved to me through satisfactory evidence of identification, which was Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

Bruce W. Lord
Bruce W. Lord, Notary Public
My Commission Expires August 15, 2008

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

ATTEST: WORC. Anthony J. Vigliotti, Register

PROPERTY ADDRESS: 123 UXBRIDGE ROAD, MENDON, MA

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