



2005 00037828

Bk: 35868 Pg: 347 Doc: DEED  
Page: 1 of 2 03/11/2005 01:43 PM

**MASSACHUSETTS QUITCLAIM DEED**

I, **DOUGLAS B. COOK**, of 23 Thornton Street, Mendon, Worcester County, Commonwealth of Massachusetts, **FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF ONE (\$1.00) DOLLAR**, grant to **JENNIFER M. COOK**, individually, of 23 Thornton Street, Mendon, Worcester, Massachusetts, with **QUITCLAIM COVENANTS**, the premises known as **23 Mendon Street, Mendon, Massachusetts**, further bounded and described as follows:

The land with the buildings thereon situated on the easterly side of Thornton Street in Mendon, Worcester County, Massachusetts being shown on a Plan entitled "PLAN OF LAND IN MENDON, MA. Property of William J. Vitalini et ux", Scale 1" - 40' dated June 30, 1990 by J.J. Caffrey P.L.S., Weston, Mass, said Plan being recorded in Worcester District Registry of Deeds, Plan Book 639, Plan 8, and being more particularly bounded and described according to said Plan as follows:

BEGINNING at a point in a stone wall at the southwesterly corner of the herein described premises at said Thornton Street and land formerly of Urana S. Aldrich;

THENCE S. 70° 44' 30" E. 341.60 feet along said stone wall and said Aldrich land to a point in a wall at land now or formerly of one Archie Roy;

THENCE N. 3° 30' 00" W. 138.60 feet along a stone wall and said Roy land to a point in a stone wall;

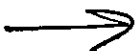
THENCE N. 32° 15' 00" W. 280.50 feet along said stone wall and said Roy land to a point in a stone wall;

THENCE N. 24° 30' 00" W. 75.90 feet along said stone wall and said Roy land to a point in a stone wall;

THENCE N. 14° 45' 00" W. 21.50 feet to a point at land now or formerly of Leonard M. Rogers;

THENCE S. 73° 44' 00" W. 276.10 feet along said Rogers land to an iron pin on the easterly side of Thornton Street;

Property Address: 23 Thornton Street, Mendon, MA 01756



Prepared by and return to:  
Cushing & Dolan, P.C.  
24 School Street, Suite 300  
Boston, MA 02108

97

THENCE S. 26° 33' 10" E. 307.90 feet along said Thornton Street to the point of beginning.

Containing, according to said plan, an area of 96,703 square feet, more or less

For my title reference see deed dated December 8, 1992 and recorded with Worcester County Registry of Deeds at Book 14793, Page 274. Title not examined.

WITNESS my hand and seal this 9<sup>th</sup> day of MARCH, 2005.

[Signature]  
DOUGLAS B. COOK

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 9<sup>th</sup> day of MARCH, 2005, before me, the undersigned Notary Public, personally appeared **DOUGLAS B COOK**, proved to me through satisfactory evidence of identification which was Personal Knowledge, 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 purposes.

*[Handwritten mark]*

[Signature]  
Notary Public:  
My Commission Expires:  
Notary Name:



ANN M. CUSHING  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
April 10, 2009

ATTEST: WORC. Anthony J. Vigliotti, Register