



QUITCLAIM DEED

I, John E. Quirk, Jr., being unmarried

of Mendon, Worcester County, Commonwealth of Massachusetts

For consideration of Less than One Hundred and no/100 (\$100.00)-----Dollars

grants to John E. Quirk, Jr., and Karen L. Bourque, joint tenants with rights of survivorship

of 14B Park Street, Mendon, MA 01756

with QUITCLAIM COVENANTS,

An undivided one-half interest in the land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, being known and numbered as 23-25 Uxbridge Road, Mendon, Worcester County, Massachusetts and being the same property as more particularly described in the Deed of Distribution from the Estate of William J. Hazard, dated May 29, 2020 and recorded on June 1, 2020 with the Worcester County Registry of Deeds at Book 62507, Page 255, bounded and described as follows:

The various tracts or parcels of land with any and all buildings thereon, situated in said Mendon, and described in deed from Clarence Ellis to William J. Hazar dated April 12, 1948 and recorded in the Worcester District Registry of Deeds in Book 3115, Page 28 as follows:

Two certain tracts of land being the same premises conveyed to Kleber A. Campbell by deed of Charles A. Henry et al dated May 26, 1917, and recorded in the Worcester District Deeds, Book 2133, Page 84, and therein described as follows:

“Two certain tracts of parcels of land situated in Mendon in said County, on the northerly side of the road leading from Mendon center to said Uxbridge and bounded and described as follows:

Property: 23-25 Uxbridge Road, Mendon, MA 01756

Parcel No. 1 being swamp land and containing by estimation three acres be the same more or less and is situated on the northerly side of the road leading from Mendon center to Uxbridge, and near the house formerly of Otis R. Inman, now owned by a one Wilbur. It being the same premises conveyed by deed of Marcus M. Aldrich to Emeline M. Gunn, bearing date of December 8, 1879 and recorded with Worcester District Registry of Deeds Book 1062, Page 478 to which reference may be had for a more particular description of the premises.

Parcel No. 2 is situated on the northerly side of the road leading from Mendon center to Uxbridge and contains six acres and eighty rods be the same more or less, and bounded and described as follows: Bounded southerly by said road leading from Mendon center to Uxbridge forty-seven rods and nine links, THENCE N. $81^{\circ} 20'$ W., to land formerly of A.B. Cook; THENCE N. $27^{\circ} E.$, thirty-six rods and sixteen links to a stake and stones; THENCE S. $52^{\circ} 50' E.$, eight rods and seventeen links to stake and stones; THENCE S. $7^{\circ} E.$, two rods and eleven links to stake and stones; THENCE S. $32^{\circ} 15' E.$, six rods and nine links to stake and stones; THENCE S. $61^{\circ} 25' E.$, twenty-five rods and twenty-two links to a stake in a wall; THENCE S. $13^{\circ} W.$, fourteen rods twenty-three links to the place of beginning.

BEING the same premises conveyed to I.W. Cook to Emeline M. Gunn by deed recorded in the Worcester District Registry of Deeds, Book 700, Page 28.

See also deed from Susie M. Caswell, Guardian, to Kleber A. Campbell dated May 26, 1917, and recorded in Worcester District Deeds, Book 2133, Page 85, conveying a 1/3 interest in the foregoing premises.

ALSO another tract of land being the same premises conveyed to Kleber A. Campbell by deed of Walter E. Wilbur, dated May 26, 1917 and recorded in the Worcester District Deeds, Book 2132, Page 373, and therein described as follows:

“A certain parcel of land, including all buildings thereon, on the northerly side of the road formerly known as the Boston and Hartford Turnpike, in said Mendon, containing about twelve acres of land, and bounded and described as follows, to wit:

BEGINNING on said road at a corner of the walls at land formerly of Annie M. Cook; THENCE by said Cook land N. $23^{\circ} W.$, 18 rods to a corner of walls. THENCE by said

land N. 38° E., 36 rods 5 links to a stake at land now or formerly of Sarah Henry;
THENCE by said Henry land S. 48 1/2° E., 38 rods 10 links to a stake and stones;
THENCE by said Henry land S. 27 1/4° W., 37 rods 11 links to said road, and THENCE
by said road westerly 43 rods 22 links to place of beginning. Being all the same premises
conveyed by Walter E. Wilbur dated March 31, 1916 recorded with Worcester District
Deeds Book 2101, Page 223.

ALSO two other tracts of land being the same premises conveyed to Kleber A. Campbell
by deed of Sarah A. Terrell et als dated December 31, 1919 and recorded in Worcester
District Deeds, Book 2202, page 579 and therein described as follows:

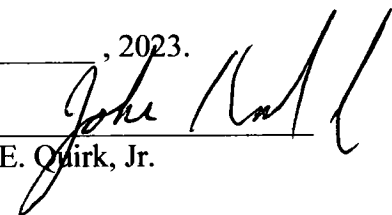
“A certain parcel of land situated northerly from the road formerly known as the Boston
and Hartford Turnpike, and adjoining other land of the grantee, formerly of one Wilber in
Mendon in the County of Worcester and Commonwealth of Massachusetts, bounded and
described as follows:

Northerly by land now or formerly of one Wheeler, easterly by land formerly of Alonzo
Taft and now owned by the heirs of one Kelley, southerly by land now of said Campbell;
and westerly by said last mentioned land and land of one unknown. Also all our right,
title and interest in and to a certain parcel of Meadow land containing one hundred six
square rods, more or less, situated in said Mendon and being all the same premises
described in deed of Davis Wilber to Ira W. Cook dated April 15, 1862 and recorded with
Worcester Deeds. See title by inheritance from Edward E. Cook and Isabel C. Worcester,
who were children of said Ira W. Cook and his only heirs”.

BEING the same premises conveyed to James M. Quirk and John E. Quirk, Jr., by deed
of Kenneth Hazard dated August 17, 2020 and recorded with the Worcester District
Registry of Deeds in Book 63037, Page 194.

Subject to any and all restrictions, exceptions and easements of record, if any.

Witness my hand and seal this 4th day of April, 2023.

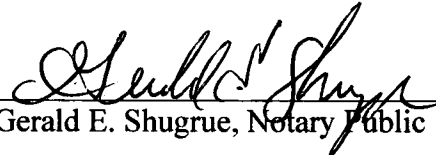


John E. Quirk, Jr.

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this 4th day of April, 2023, before me, the undersigned notary public, personally appeared John E. Quirk, Jr., and proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Gerald E. Shugrue, Notary Public

My Commission Expires: November 13, 2026

ATTEST: WORC. Kathryn A. Toomey, Register