

106379

Quitclaim Deed

We, **ARTHUR J. OBER, JR.** and **JUDITH E. OBER**, husband and wife, both of Mendon, Massachusetts

in consideration of **THREE HUNDRED THIRTY THOUSAND DOLLARS (\$330,000.00)**, paid

grant(s) to **MICHAEL MURRAY** and **MICHELLE A. McKEEHAN MURRAY**, *husband and wife as tenants by the entirety*, both of 105 Hartford Avenue West, Mendon, Worcester County, Massachusetts 01756

with quitclaim covenants

PARCEL ONE:

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon, situated on the northerly side of Hartford Avenue and being shown as Lot "B" on Plan entitled "Subdivision of Land, Mendon, Mass., Owned by George P. Hutchinson et ux, July, 1955, Scale 1" = 50 feet., Eastman & Corbett, Inc., Civil Engineers, Milford, Mass.", and recorded with Worcester District Registry of Deeds, in Plan Book 209, Plan 107. Said Lot "B" is bounded and described according to said Plan as follows:

- BEGINNING at the southeasterly corner of the hereindescribed premises at a Worcester County Highway bound at said Hartford Avenue;
- THENCE N. 17° 40' W., 233 feet by land now or formerly of Herbert S. Wood to a drill hole in a stone wall;
- THENCE N. 84° 19' W., 371.6 feet still by said Wood land, to a drill hole in a corner of two stone walls at land now or formerly of Jacques;
- THENCE S. 3° 00' W., 224.2 feet by said Jacques land, to a drill hole at a stone wall at the northwest corner of Lot "A";
- THENCE S. 88° 20' E., 170.2 feet by Lot "A" to a drill hole in a stone wall at the northeast corner of Lot "A";
- THENCE S. 15° 50' E., 118 feet still by Lot "A" to a point on the northerly side of Hartford Avenue;
- THENCE easterly 257.0 feet, more or less, along the northerly line of Hartford Avenue to the point of beginning.

Property address: 105 Hartford Avenue West, Mendon, Massachusetts

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Lot "B" contains an area of 2.36 acres, more or less, according to said Plan.

Said Lot "B" is conveyed together with an easement to take water from the well on Lot "A" and situated about 50 feet southerly from the northerly line of said Lot "A" and with the right to maintain a water pipe from the said well to Lot "B".

PARCEL TWO:

A certain tract or parcel of land with the buildings thereon, situated on the northerly side of Hartford Avenue in said Mendon and bounded and described as follows:

- COMMENCING at the southwesterly corner of land now or formerly of Herbert S. Wood and running northerly along land now or formerly of one Hague to land of one Harrington;
- THENCE turning and running easterly along land of one Harrington to land now or formerly of one Rogers;
- THENCE turning and running southerly along land of said Rogers and land now or formerly of Bartlett to land now or formerly of Charles H. Wood;
- THENCE turning and running westerly along land now or formerly of C. Wood, E. Wood and S. Appleby to the point of beginning.

Said Parcel Two contains 18 acres, more or less, of woodland.

Said Parcel Two is conveyed subject to a right to pass and repass on foot, by vehicle, or otherwise, over a ten foot strip of land of said Charles Wood.

Parcel One and Parcel Two are conveyed together with and subject to a Decision by the Mendon Zoning Board of Appeals as set forth in Instrument recorded in Book 16702 Page 26 and to takings for the relocation of Hartford Avenue as set forth in Instruments recorded in Book 2842 Page 371 and Book 2874 Page 449.

For our title, see Deed of Stuart M. Applebey et ux to Arthur J. Ober, Jr. et ux dated June 18, 1964, recorded with Worcester District Registry of Deeds in Book 4475, Page 1.

DEEDS REG 20
WORCESTER

07/28/98

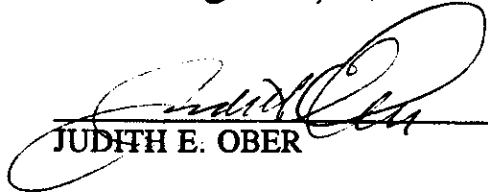
TAX 1504.80
CASH 1504.80

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EXCISE TAX

Executed as a sealed instrument this 17th day of July, 1998.



ARTHUR J. OBER, JR.



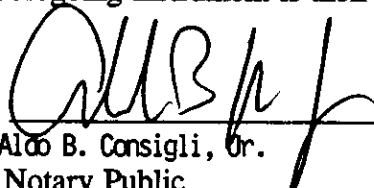
JUDITH E. OBER

Commonwealth of Massachusetts

Worcester, ss

July 17, 1998

Then personally appeared the above-named Arthur J. Ober, Jr. and Judith E. Ober, and acknowledged that the foregoing instrument is their free act and deed

before me 

Alco B. Consigli, Jr.
Notary Public
My commission expires: 11-17-2000

Sen

ATTEST: WORC. Anthony J. Vigliotti, Register