



Bk: 37582 Pg: 330 Doc: DEED
Page: 1 of 2 10/18/2005 11:48 AM

QUITCLAIM DEED

I, Janyce-Ann Mathewson, as Executrix of the Estate of William H. Archibald, Worcester Probate Court Docket No. 98PR2136EP, of Mendon, Worcester County Commonwealth of Massachusetts

For consideration paid and in full consideration of LESS THAN ONE HUNDRED DOLLARS (\$100.00)

Grant to Janyce-Ann Mathewson, Individually, of 11 Providence Street, Mendon, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land with the buildings thereon, situated on the westerly part of Mendon, Worcester County, Massachusetts, on the easterly side of the Old Turnpike Road, so-called, bounded and described as follows, to wit:-

Beginning at the corner of the wall on said road and easterly from the intersection of the Uxbridge Road and said Old Turnpike, thence on the wall N. 23° E. 18 rods to the end of the wall; thence N. 38° E. to a marked poplar tree at the southerly corner of the Dexter land, so-called; thence N. 40 1/2° W. 20 rods; thence S. 38° W. to the end of the wall by the swamp; thence on said wall S. 25° W. 16 1/2 rods to the first mentioned road; and thence southeasterly on said road to the place of beginning. Containing 7 1/4 acres more or less.

Also, one other tract of land on the southerly side of said Old Turnpike Road, so-called, bounded and described as follows, to wit:-

Beginning at a heap of stones on the west side of the Pound, thence southeasterly on said road to the northwesterly side of the Uxbridge Road; thence southwesterly on said Uxbridge Road to the end of the short wall and land formerly of Perry Wood; thence northerly on said land formerly of Perry Wood to the place of beginning. Containing 7 acres, more or less.

Excepting from the above described parcels of land those premises conveyed to Irene M. Dalton by Deed of John V. Saunders dated May 8, 1923, and recorded with Worcester District Deeds, Book 2308, Page 278 and Deed of James A. Mathewson et al., dated March 28, 1934 and recorded with said Deeds, Book 2606, Page 105; and also those premises conveyed to Viola (I) Nuttall by deeds of John V. Saunders et al., dated June 14, 1926 and May 21, 1937 and recorded with said Deeds, Book 2407, Page 22, and Book 2437, Page 74 respectively; also those premises

Return to: Francis X. Small, Esq.
24 Asylum Street
Milford MA 01757

Property Address: 13 Hartford Avenue West, Mendon

conveyed to Willard P. Mathewson, Jr. et ux. by Deed of James A. Mathewson et al., dated June 11, 1947, and recorded with said Deeds, Book 3063, Page 90; also those premises conveyed to Clifford E. Mathewson et ux., by Deed of James A. Mathewson et al., dated May 26, 1949, and recorded with said Deeds, Book 3190, Page 50; and also those premises conveyed to Ruth H. Carlson, by Deed of James A. Mathewson et al, dated January 12, 1973 and recorded with Said Deeds, Book 5301, Page 374.

For my title see Deed of Marjorie A. Archibald, f/k/a Marjorie A. Mathewson, to William H. Archibald, dated November 2, 1990, recorded with said Deeds in Book 13144, Page 116.

WITNESS my hand and seal this eleventh day of October 2005.

Janyce-Ann Mathewson
Janyce Ann Mathewson, Executrix of the Estate of William H. Archibald

THE COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

October 11, 2005

On this 11th day of October 2005, before me, the undersigned notary public, personally appeared Janyce-Ann Mathewson, Executrix of the Estate of William H. Archibald, proved to me through satisfactory evidence of identification, which was photographic identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires June 22, 2012

Small

ATTEST: WORC. Anthony J. Vigliotti, Register