

60213

QUITCLAIM DEED

MAIL TO:  
HOLLAND, SULLIVAN & MCLAUGHLIN, PC  
Attorneys at Law  
P.O. Box 268  
12 Congress Street  
Milford, MA 01757



Hubert D. McFetridge and Lillian A. McFetridge of Mendon, Worcester County, Massachusetts

In Consideration of: Less than One Hundred (\$100.00) Dollars

Grant to: Lillian A. McFetridge of 58 Hartford Avenue West, Mendon, MA 01756

With Quitclaim Covenants

Three tracts of land with the buildings thereon, located in the westerly part of said Mendon and on the southerly side of Turnpike Road so-called, being the same premises described in a deed of Wilfred Roy, et ux to Donald A. Kempton, et ux, dated August 10, 1953, recorded with Worcester District Deeds, Book 3529, Page 96 and bounded and described therein as follows:

1. Beginning at a point on the stone wall on Turnpike Road 188.8 feet easterly from the northwesterly point of property, now or formerly of Ferdinand Roy et ux, on the southerly side of Turnpike Road, which northwesterly point is 300 feet from intersection of former Old Road and Turnpike Road; thence running southerly from point of beginning 107 feet to a point on the easterly side of lot, now or formerly of Ferdinand Roy et ux, which is 66 feet on this easterly line from the southeast corner of said lot, now or formerly of Ferdinand Roy et ux; thence turning and running northerly 111 feet along easterly line of lot now or formerly of Ferdinand Roy et ux, to point at stone wall at Turnpike Road; thence turning and running along westerly 15 feet on Turnpike Road to place of beginning, said parcel being a triangular portion and containing about 802 square feet of land.
2. Beginning at the southerly side of Turnpike Road and being the northeasterly corner of lot of Ferdinand Roy et ux and running from this point southerly along the easterly line of Ferdinand Roy et ux a distance of 111 feet to a point; thence running easterly 144 feet to a point; thence running northerly a distance of 150 feet to a point; thence turning and running along Turnpike Road a distance of 150 feet to the point of beginning; all distances being more or less. Containing approximately about 19,330 square feet of land.

58 Hartford Avenue West, Mendon

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3. Beginning at the southeasterly corner of the premises of Carl R. Adams et ux on the southeasterly side of Old Boston and Hartford Turnpike, now called Hartford Avenue; thence northerly 150 feet more or less to said Hartford Avenue; thence northeasterly along said Hartford Avenue 25 feet more or less to a wall at land formerly of William Rondeau and now of one Gardner; thence southerly 155 feet more or less along land of said Rondeau to a point at land of Tondeau and one Desire Roy; thence 25 feet more or less to the point of beginning. Containing 3,875 square feet, more or less. Being a strip of land 25 feet wide.

For our title see deed dated June 20, 1985 and recorded with the Worcester District Registry of Deeds in Book 8772, Page 338.

Executed as a sealed instrument this 9 day of April, 1999.

Hubert D. McFetridge  
Hubert D. McFetridge

Lillian A. McFetridge  
Lillian A. McFetridge

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

April 12, 1999

Then personally appeared the above-named Hubert D. McFetridge and acknowledged the foregoing document to be his free act and deed, before me,

Richard D. Maciolek

Notary Public  
My Commission Expires  
**RICHARD D. MACIOLEK**  
**NOTARY PUBLIC**  
My Commission Expires July 1, 2005

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

April 9, 1999

Then personally appeared the above-named Lillian A. McFetridge and acknowledged the foregoing document to be her free act and deed, before me,

George V. Holland

George V. Holland  
Notary Public  
My Commission Expires: 6/8/2001

ATTEST: WORC. Anthony J. Vigliotti, Register