



Bk: 46691 Pg: 210
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/22/2010 03:00 PM
Ctrl# 098882 20887 Doc# 00131399
Fee: \$889.20 Cons: \$195,000.00

QUITCLAIM DEED

We, Sharon McKeown and John McKeown, of Mendon, Massachusetts

For consideration of ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars (\$195,000.00) paid

Grant to Daniel R. Staples and Roberta S. Staples, Husband and Wife, as Tenants by the Entirety, of 58 Hartford Avenue, West, Mendon, Worcester County, Massachusetts

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.

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

Return to:
Alavi & Braza, P.C.
284 Main Street
P.O. Box 178
Milford, MA 01757

58 Hartford Avenue West, Mendon MA 01756

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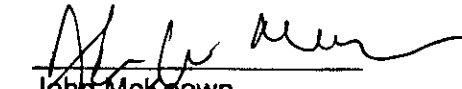
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Rondeau to a point at land of Rondeau and one Desire Roy; thence 25 feet more or less to the point of beginning. Containing 3,875 square feet, more or less. Being a strip of land 25 feet wide.

For title see deed recorded in the Worcester District Registry of Deeds in Book 22745, Page 194.

Witness our hands and seal this 17 day of November, 2010.


Sharon McKeown

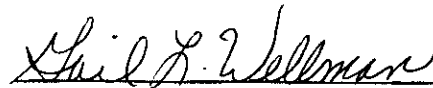

John McKeown

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS..

November 2010

On this 17th day of November, 2010 before me, the undersigned notary public, personally appeared Sharon McKeown and John McKeown and acknowledged the foregoing instrument to be their free act and deed, and provided to me through satisfactory evidence of identification, which was a Driver's License to be the persons whose names are signed on the preceding or attached document in my presence and for its stated purpose.


_____, Notary Public
My Commission Expires:
7-22-16

