

148862

QUITCLAIM DEED

45/2003

WE, NANCY A. PALMER AND DONALD PALMER, of Mendon and Uxbridge, Worcester County, Massachusetts

in consideration of TWO HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$285,000.00) AND 00/100

grant to JAMES BERINI, Individually, of Milford, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in Milford, Worcester County, Massachusetts, more particularly described in Exhibit "A" attached hereto and incorporated herein, with a property address of:

106 W.Hartford Avenue aka 106 Hartford Avenue West Mendon and Uxbridge, MA 01756.

For Title see Deed Book 5361, Page 121.

Executed as a sealed instrument this 25th day of September, 2001.

Grantor's Property: 106 W. Hartford Ave, Mendon + Uxbridge

[Signature]
DONALD PALMER

[Signature]
NANCY A. PALMER

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

September 25, 2001

Then personally appeared the above-named Donald Palmer and Nancy A. Palmer and acknowledged the foregoing instrument to be their free act and deed, before me

[Signature]
Notary Public: Debra J. Thompson
My Commission Expires: 11/20/07

Return TO:

RESIDENTIAL TITLE SERVICES, INC.
WESTBORO EXECUTIVE PARK
112 TURNPIKE ROAD SUITE 102
WESTBORO, MA 01581

WORCESTER DEED REG 20 WORCESTER
09/25/01 1:19PM 01
000000 #1092
FEE \$1299.60
CASH \$1299.60
CANCELLED

01 SEP 25 PM 1:28

Exhibit A

The land with the buildings thereon situated on the southerly side of Hartford Avenue East in Uxbridge, Worcester County, Massachusetts and Hartford Avenue West in Mendon, Worcester County, Massachusetts and being shown on a plan entitled "Plan of Land in Mendon and Uxbridge, Mass." Surveyed for Donald Palmer et ux, Scale: 1"=50' dated September 23, 1987 and recorded with Worcester District Registry of Deeds as Plan 5, Plan Book 586, containing a total area of 7.17 acres according to said plan, to which plan reference may be made for a more particular description of said premises.

For title see deed of Agnes M. Lewis to us dated July 9, 1973 and recorded with Worcester District Registry of Deeds, Book 5361, Page 121

Subject to an agricultural Land Tax Lien granted by the Town of Uxbridge and recorded in Worcester Deeds, Book 12375, Page 188.

Subject to a taking for the relocation of Hartford Avenue West as recorded in Worcester Deeds, Book 10619, Page 215.

Subject to an Easement to American Telephone & Telegraph Company recorded in Worcester Deeds, Book 1793, Page 244.

Subject to rights reserved to Perry Wood in Deed recorded with Worcester Deeds, Book 1567, Page 598.

For title reference see Deed Book 5361, Page 121.

Property Address:

106 Hartford Ave. West
Mendon, MA & Uxbridge, MA

ATTEST: WORC. Anthony J. Vigliotti, Register