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Bk: 41071 Pg: 271 Doc: DEED
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/30/2007 01:04 PM
Ctrl# 063535 02164 Doc# 00056129
Fee: \$1,149.12 Cons: \$252,000.00

QUITCLAIM DEED

R. CHRISTIAN LAVACHE, of Mendon, Worcester County, Commonwealth of Massachusetts,

for consideration of

Two Hundred Fifty Two Thousand Dollars (\$252,000.00),

grants to

AMY J. LAMOUREUX and JOHN A. FELIX, both of 63 Milford Street, Mendon, Massachusetts, 01756, as Joint Tenants

with QUITCLAIM COVENANTS

The land with the buildings thereon, located on the southeasterly side of Milford Street in Mendon, Worcester County, Massachusetts and being shown as Parcel 1 on a "Plan of Land Paul Bracci Est. Mendon, Mass. Dec. 1944 Eastman & Corbett, Inc." and duly recorded with the Worcester District Registry of Deeds in Plan Book 134, Plan 111.

Subject to an Easement to New England Power Company recorded with said Deeds in Book 2496, Page 5, insofar as in force and applicable.

Subject to a Drain Right to the Commonwealth of Massachusetts recorded with said Deeds In Book 2267, Page 336, insofar as in force and applicable.

Subject to a Taking by the Commonwealth of Massachusetts and Deed of same to said Commonwealth recorded with said Deeds in Book 3230, Page 238 and Book 3323, Page 284.

Being the same premises conveyed by deed of Michael T. Columbo recorded with said Deeds in Book 21075, Page 399.

63 MILFORD STREET, MENDON, MA

RETURN TO:
ROCHE & MURPHY
P.O. BOX 267
FRANKLIN, MA 02038

dx

Witness my hand and seal this 30 day of April 2007



R. CHRISTIAN LAVACHE

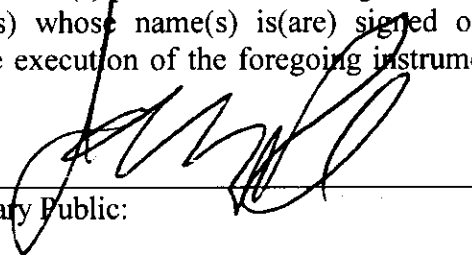
COMMONWEALTH OF MASSACHUSETTS

Norfolk County

April 30, 2007

Then personally appeared the above-named individual(s) proved to me through satisfactory evidence, valid drivers license(s), to be the person(s) whose name(s) is(are) signed on the preceding or attached document, and acknowledged the execution of the foregoing instrument to be his free act and deed before me

Notary Public:



JOHN J. ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 31, 2007

Dg/deed/63milford

ATTEST: WORC. Anthony J. Vigliotti, Register