

QUITCLAIM DEED

We, WARREN J. GOODNOW and LEE B. GOODNOW, husband and wife of Mendon, Worcester County, Massachusetts, for consideration paid in the amount of One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00), grant to PATRICK M. GUERTIN and MARY C. GUERTIN, husband and wife,, as tenants by the entirety, both of 291 Main Street, Ashland, Massachusetts,

with QUITCLAIM COVENANTS

the land in said Mendon with the buildings thereon situated on the southerly side of Miscoe Road and shown on plan entitled "Plan of Part of Land in Mendon, Mass., owned by Elmer C. Nelson et us., Date: May, 1964, Scale, 1" = 40', Eastman & Corbett, Inc. Civil Engineers, Milford, Mass." filed with Worcester District Deeds, Plan Book 284, Plan 39, and bounded and described as follows:

Beginning at a concrete bound in the southerly line of said Miscoe Road at the northeasterly corner of the granted premises, said concrete bound being 257 feet more or less from a corner of walls at land now or formerly of one Byrne; thence

SOUTH, $26^{\circ} 43' 00''$ W., 119.07 feet to a concrete bound; thence

SOUTH, $68^{\circ} 00' 00''$ E., 25.40 feet to a fence post; thence

SOUTH, $19^{\circ} 16' 40''$ W., 166.95 feet to a drill hole in a stone wall; thence

NORTH, $63^{\circ} 08' 00''$ W. along a stone wall, 236.30 feet to a drill hole in a corner of walls; thence

NORTH, $11^{\circ} 51' 50''$ E., 133.48 feet to a drill hole in the wall; thence

NORTH, $18^{\circ} 22' 05''$ E., 35.92 feet to a point; thence

NORTH, $29^{\circ} 55' 50''$ E., 28.93 feet to a point; thence

NORTH, $48^{\circ} 23' 10''$ E., 30.54 feet to a point; thence

Property Address: 44 Miscoe Road, Mendon, Massachusetts

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NORTH, 60° 35' 40" E., 68.45 feet to a drill hole at a corner of walls in the southerly line of said Miscoe Road, said last nine courses bounding on land now or formerly of one Nelson; thence

SOUTH, 64° 19' 55" E., along the southerly side of said Miscoe Road, 177.77 feet to the point of beginning.

Containing 65,000 square feet, more or less.

These premises are conveyed subject to a reservation to Elmer C. Nelson and Mildred I. Nelson as stated in the deed of said Nelson to Bartlett dated September 12, 1964, recorded with Worcester District Deeds, Book 4507, Page 482, if same is still in force and applicable.

For title see deed of Elberta E. Bartlett to Warren J. Goodnow et ux. dated April 1, 1968 recorded in the Worcester District Registry of Deeds in Book 4841, page 194.

Executed as a sealed instrument this 21st day of June 1991.

DEEDS REC'D
WORCESTER

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TAX 684.00
CASH 684.00

8159A140 11-13
EXCISE TAX

Warren J. Goodnow
WARREN J. GOODNOW

Lee B. Goodnow
LEE B. GOODNOW

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 21, 1991

Then personally apperaed the above named WARREN J. GOODNOW and LEE B. GOODNOW and acknowledged the foregoing instrument to be their free act and deed, before me.

Andrew D. Houghton
Andrew D. Houghton
NOTARY PUBLIC
My commission expires: 11-4-94

ATTEST: WORC., Anthony J. Vigliotti, Register