

61253

## QUITCLAIM DEED

JSA

We, Kelsie Townsend, Jr. and Elvira M. Townsend, of Mendon, MA,

in consideration paid of One Hundred Thirty Thousand and  
00/100 (\$130,000.00) Dollars

grant to Robert P. Frazier and Ellen K. Frazier, Husband and Wife,  
as Tenants by the Entirety,

of 18 Bates St., Mendon, MA

with QUITCLAIM covenants

A certain tract of land, with the buildings thereon, situated on the easterly side of Bates Street, in Mendon, Worcester County, being lots numbered 1 and 2 on plan entitled Plan of Lots in Mendon, Mass. Owned by Samuel H. And Rose Perron, filed with Worcester District Deeds, Plan Book 154, Plan 11, and being more particularly bounded and described as follows, to wit:

Northerly by lot numbered 3 as shown on said plan, 150 feet;  
Easterly by land now or formerly of one Perron, 200 feet;  
Southerly by a stone wall and land now or formerly of one Anesta  
150 feet; and  
Westerly by said street, 200 feet.

Together with the right and easement to enter upon lot 3 for the purpose to lay, install, repair, replace and maintain water and sewer conduits from said Bates Street to and for the benefit of the granted premises in and under a strip of said lot 3, 6 feet in width easterly of , adjoining and along the entire westerly line of said lot 3.

The granted premises are subject to restrictions set forth in a deed at Book 3534, Page 335, to the extent that same be still be in force and effect.

Excepting from the within described land, land conveyed by us to Hazel O. Townsend by deed at Book 4788, Page 23.

Return to: Robert W. Landry, Esq.  
346 Boston Post Rd, Sudbury, MA 01776

Locust Grant: 18 Bates St., Mendon, MA

96 JUN - 7 AM 9:25

Being a portion of the same premises conveyed to us by deed recorded at Book 3534, Page 335.

Signed and sealed this 6th day of June, 1996.

Kelsie Townsend Jr.  
Kelsie Townsend, Jr.

Elvira M. Townsend  
Elvira M. Townsend

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

April 6/6, 1996

Then appeared Kelsie Townsend, Jr. and Elvira M. Townsend and acknowledged the foregoing to be their free act and deed before me.

Robert W. Landry  
Name: Robert W. Landry  
Notary Public  
My Commission Expires: 3/25/99

DEEDS REC 20  
WORCESTER

06/07/96

TAX 592.80  
CASH 592.80

5294A140 08:15  
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register