

109222

Handwritten initials/signature

QUITCLAIM DEED

I, CATHERINE M. BACKSTROM, of East Taunton, Bristol County, Massachusetts, as I am TRUSTEE of THE SHIRLEY A. SMITH REVOCABLE TRUST, u/d/t dated February 4, 1994, recorded with Worcester County Registry of Deeds, at Book 16193, Page 9, for consideration paid and in full consideration of ONE HUNDRED FORTY-NINE THOUSAND NINE HUNDRED (\$149,900.00) DOLLARS, grant to ROY R. SPINDEL and CHERYL SPINDEL, husband and wife, as tenants by the entirety, of 91 Providence Street, Mendon, Worcester County, Massachusetts, with *quitclaim covenants*

A certain tract or parcel of land situated on the easterly side of Massachusetts State Highway Route 140 in said Mendon being shown on Plan entitled Plan of Land belonging to Samuel H. & Rose Perron, Mendon, Mass., Scale 1" - 30 feet, G.L. Dalrymple, July 2, 1955, and being more particularly bounded and described as follows, to wit:-

Beginning at a stake at the northwesterly corner of the granted premises in the easterly line of said Highway and at land of one Nelson, formerly of Samuel H. Perron and Rose Perron, thence N. 74° 02' 10" E. by said Nelson land 150.00 feet to a stake; thence S. 15° 57' 50" E. by remaining land of Samuel H. Perron and Rose Perron 264.30 feet to a stake, thence S. 60° 22' 10" W. by land of one Anesta 154.37 feet to a stake in the easterly line of said Highway; and thence N. 15° 57' 50" W. by the easterly line of said Highway 300.80 feet to the point of beginning.

Said premises are conveyed subject to easements of record so far as the same are now in force and applicable.

This deed is upon the express condition which shall expire on January 1, 2048 that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

There is appurtenant to the above described premises the right and easement to enter upon the premises next northerly of the granted premises and upon Lots 11 to 20 inclusive as shown on plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. Perron & Rose Perron--" filed with Worcester District Deeds Plan Book 154, Plan 11, for the purpose and to lay, install, repair, replace and maintain water and sewer conduits from said highway across said premises and Lots, to and for the benefit of the granted premises in and under a strip of said premises and Lots six (6) feet in width, Easterly of, adjoining and along the entire westerly line of said premises and lots.

Being the same premises conveyed to the Grantor by Deed dated February 4, 1994, recorded with Worcester County Registry of Deeds, at Book 16193, Page 13.

*Timothy Benjamin
77 NIXON ST
MENDON, MA*

98 JUL 31 PM 2:21

Witness my hand and seal this 25th day of July, 1998

Catherine M. Backstrom
Catherine M. Backstrom, Trustee

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

July 25, 1998

Then personally appeared the above-named Catherine M. Backstrom, Trustee and acknowledged the foregoing instrument to be her free act and deed, before me

Richard C. Darby
Richard C. Darby
NOTARY PUBLIC
My commission expires: 7/31/98

DEEDS REC-20
WORCESTER
07/31/98
CANCELLED
TAX 684.00
CASH 684.00
4806A140 12:50
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register