



Bk: 31344 Pg: 30 Page: 1 of 3
Recorded: 08/22/2003 12:10 PM

QUITCLAIM DEED

JA

We, Cecelia Baci of Pinellas Park, Florida, and Paula Magdits of Parsippany, New Jersey,

Signs as Paula J Magdits

for consideration paid of One Hundred Ninety-Five Thousand (\$195,000.00) Dollars

grant to Edwin T. Gidney of 56 Cape Road, Mendon, Worcester County, Massachusetts,

with quitclaim covenants

A certain parcel of land situated on the easterly side of Massachusetts State Highway Route No. 140 in said Mendon, being lot numbered 13 on plan entitled "Plan of Lots in Mendon, Massachusetts, owned by Samuel H. and Rose Perron-----" filed with Worcester Registry of Deeds, Plan Book 154, Plan 11 and being more particularly bounded and described as follows; to wit -

- Northerly: by the southerly boundary of Lot #14 as shown on said plan, 150 feet;
- Easterly: by land now or formerly of Perron, 100 feet;
- Southerly: by the northerly boundary of Lot #12 as shown on said plan, 150 feet;
- Westerly: by said highway, 100 feet.

Said premises are conveyed together with the right and easement to enter upon Lot #14, as shown on said plan, for the purpose and to lay, install, repair, replace, and maintain water and sewer conduits from said highway across Lot 14, as shown on said plan to and for the benefit of the granted premises in and under a strip of land six (6') feet in width, easterly of, adjoining and along the entire westerly line of said Lot 14.

Together with a right and easement and subject to the reservations and condition recited in deed of Samuel H. Perron et ux to Irving Teed et ux dated December 16, 1950 and recorded with Worcester District Registry of Deeds in Book 3308, Page 35.

Meaning to convey and hereby conveying all of the premises set forth in deed of Donald J. Consoletti to us dated December 2, 2002, recorded with said Deeds in Book 28941 Page 120.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20-001
Date: 08/22/2003 12:10 PM
Ctrl# 007513 18912 Doc# 00226826
Fee: \$889.20 Cons: \$195,000.00

Return to Property Location: 54 Cape Road Mendon, MA 01756

GATTONI & GATTONI
ATTORNEYS AT LAW
232 Main Street
Milford, MA 01757
TEL: (508) 473-2200
FAX: (508) 478-5122

3

Executed as a sealed instrument, this 12th day of June, 2003.

Cecelia Baci
Cecelia Baci

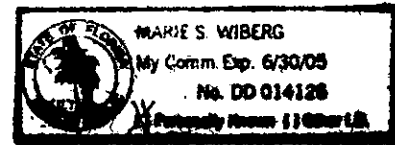
State of Florida

Pinellas County, ss

June 12th, 2003

Then personally appeared the above-named Cecelia Baci and acknowledged the foregoing to be her free act and deed, before me

Marie S. Wiberg
Notary Public -
Commission Expires:



Executed as a sealed instrument, this 16 day of June, 2003.

Paula J. Magdits
Paula Magdits

State of New Jersey

Morris, ss

6-16, 2003

Then personally appeared the above-named Paula Magdits and acknowledged the foregoing to be her free act and deed, before me

Migdalia Morales
Notary Public -
Commission Expires: Nov. 2, 2005

MIGDALIA MORALES
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov 2 2005

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ATTEST: WORC. Anthony J. Vigliotti, Register