



QUITCLAIM DEED

I, Edwin Gidney of 56 Cape Road, Mendon, Worcester County, Commonwealth of Massachusetts, individually

being married for consideration paid of Two Hundred and Sixty Thousand (\$260,000.00) Dollars

54 Cape Road Mendon

grant to Keith G. Mondley, individually, of ~~West Street, Milford~~, Worcester County, Massachusetts,

with quitclaim covenants

(description)

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 form 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 reservation 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 Cecilia Baci and Paula Magdits to this grantor dated June 12, 2003, recorded with said Deeds in Book 31344 Page 30.

Executed as Sealed instrument, this 18th day of December 2003.

Edwin Gidney
Edwin Gidney

ORDER NO. 03-1160
Grantor:
Keith Mondley
54 Cape Road
Mendon, MA 01756

MASSACHUSETTS EXCISE TAX
Worcester District ROB #20 001
Date: 12/18/2003 01:03 PM
Ctrl# 013192 27259 Doc# 00325245
Fee: \$1,185.60 Cons: \$260,000.00

54 Cape Road, Mendon, MA

ADAMS & ASSOCIATES

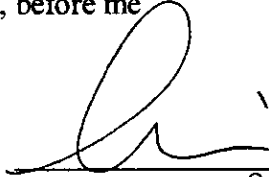
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COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss

December 18, 2003

Then personally appeared the above-named Edwin Gidney and acknowledged the foregoing to be his free act and deed, before me



Notary Public - Gerald A. Lemire
Commission Expires: 9/9/05

ATTEST: WORC. Anthony J. Vigliotti, Register