



Bk: 33472 Pg: 270 Doc: DEED  
Page: 1 of 2 04/30/2004 01:10 PM

# QUITCLAIM DEED

We, Robert P. Frazier and Ellen K. Frazier of Mendon, Worcester County, Massachusetts

for consideration of ~~four hundred fifteen~~ <sup>FOUR HUNDRED FIFTEEN THOUSAND</sup> and no/100 (\$415,000.00) dollars grant to

Allan & Theresa Godin of 18 Bates Street, Mendon, Worcester County, Massachusetts, as husband and wife, Tenants by the Entirety,

## with quitclaim covenants

A certain tract of land, with the buildings thereon, situated on the easterly side of Bates Street, in Mendon, Worcester County, Massachusetts being lots numbered 1 and 2 on plan entitled Plan of Lots in Mendon, Massachusetts. Originally 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 may still be in force and effect.

There is excepted therefrom a certain parcel of land described in a deed recorded in Book 4788, Page 23 and shown as Lot A on a plan of land entitled "Plan of Land in Mendon, Mass. to be deeded to Leo J. and Susan R. Lovely, dated June 16, 1967, by Eastman & Corbett, Inc., C.E." and filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 311, Plan 75, to which plan reference may be made for a more particular description of said Lot A.

**For title, see deed recorded in Book 17975, Page 181**

Witness our hands and seals this 22 day of April, 2004.

Robert P. Frazier

Ellen K. Frazier

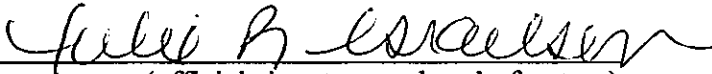
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 04/30/2004 01:10 PM  
Ctrl# 018133 24032 Doc# 00074455  
Fee: \$1,892.40 Cons: \$415,000.00

**COMMONWEALTH OF MASSACHUSETTS**

County of Middlesex, ss

On this 22 day of April, 2004, before me, the undersigned notary public, personally appeared Robert P. Frazier and Ellen K. Frazier, proved to me through satisfactory evidence of identification, which were Massachusetts Drivers Licenses, to be the people whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
(official signature and seal of notary)

Doc. #221031

