



QUITCLAIM DEED

We, Lisa E. Flynn, of

*Wsa Ella M Flynn*  
, Ella Marie Flynn and Chris Fagone of

in consideration of TWO HUNDRED EIGHTY TWO THOUSAND FOUR HUNDRED (\$282,400.00) DOLLARS, grants to Juan Vargas, an individual of 81 B Beaver Park Drive, Mendon, Worcester County, Massachusetts

WITH QUITCLAIM COVENANTS

The premises known and numbered as 22 Bates Street, Mendon, Being situated on the Easterly side of said Bates Street and more particularly described and bounded as follows:

Beginning at the Northwesterly corner of the granted premises at a drill hole in a stone wall in the Easterly line of said Bates Street, said point being the Southwesterly corner of land now or formerly of one Townsend; thence

South 82° 44' East and bounding said land now or formerly of Townsend, 151.8 feet to a stake; thence

South 15° 30' East 200 feet to a stake; thence

North 82° 44' West 153.0 feet to an iron pin in the Easterly line of said Bates Street, said last two lines bounding on land now or formerly of one Anesta, et al, thence

North 15° 30' West along said street line and passing through a Worcester County Highway Bound, 100.0 feet to the point of beginning.

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 01/25/2005 11:33 AM  
Ctrl# 031502 31272 Doc# 00012422  
Fee: \$1,288.20 Cons: \$282,400.00

*Return  
Paul E Piazza  
345 E Boston Post Rd  
Sudbury Place  
Sudbury ma 01774*

*22 Bates St Mendon, MA 01756*

*(2)*

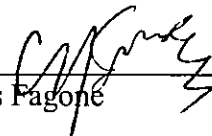
*EDK*

Said premises are conveyed subject to and with the benefit of easements, reservations, restrictions and rights of way of record so far as the same are now in force and applicable.

For Grantor's Title, see deed from Lisa E. Flynn recorded at the Worcester District Registry of Deeds at Book 30158, Page 73

  
\_\_\_\_\_  
Lisa E. Flynn

  
\_\_\_\_\_  
Ella Marie Flynn

  
\_\_\_\_\_  
Chris Fagone

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

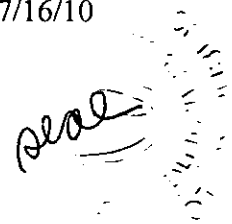
January 20, 2005

Before me, the undersigned notary public, personally appeared the above named Lisa E. Flynn, Ella Marie Flynn and Chris Fagone, proved to me through satisfactory evidence of identification, which were driver's license, to be the person whose name is signed on the preceding document and acknowledged to me that --- signed voluntarily for its stated purpose.

Before me,



NOTARY PUBLIC Paul Piazza  
My commission expires 7/16/10



ATTEST: WORC. Anthony J. Vigliotti, Register