



Bk: 40533 Pg: 22 Doc: DEED
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Quitclaim Deed

We, **LOUISE FITZGERALD, WILLIAM D. FITZGERALD, JR. and LISA M. CHARTIER, Trustees of the CAPE ROAD TRUST u/d/t dated November 20, 2002 recorded in Book 28188, page 238, of, Mendon, Massachusetts,**

For consideration paid and in full consideration of less than One Hundred and 00/100 (\$100.00) Dollars

Grant to **LOUISE FITZGERALD and WILLIM D. FITZGERALD, Jr.**
husband and wife as tenants by the entirety ^A

With *quitclaim covenants,*

A certain tract or parcel of land situated on the westerly side of Cape Road in said Mendon, Massachusetts, being shown as Lot 2 on a plan entitled, "Plan of Land in Mendon, Mass. Property of: Rene T. and Nettie P. Morel" Scale 30 feet to an inch, dated May 24, 1982 by Guerriere & Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass., said plan being recorded in Worcester Registry of Deeds, Plan Book 497, Plan 53 and being more particularly bounded and described according to said plan as follows:

BEGINNING at a point on the westerly side of Cape Road at land now or formerly of Stanley E. and Edith L. Tuttle, said point being the southeast corner of the land herein described;

THENCE S. 75 degrees 43' 13" W., 607.68 feet by said Tuttle land to land now or formerly of Frank R. and Jean H. Boyer;

THENCE N. 09 degrees 28' 25" W., 113.19 feet by said Boyer land to a drill hole at land now or formerly of Theodore Cohen, Trustee of H2O Trust;

THENCE N. 09 degrees 28' 57" W., by said Cohen land, 69.54 feet to a point at Parcel "A" as shown on said plan;

THENCE N. 79 degrees 30' 48" E., by said Parcel "A" and land now or formerly of Stanley and Genevieve E. Gardner, 587.59 feet to an iron pin set on the westerly side of Cape Road;

THENCE S. 16 degrees 42' 33" E., by the westerly side of Cape Road, 143.35 feet to the point of beginning.

Containing according to said plan an area of 2.23 acres, more or less.

For Title see Deed recorded with Worcester County Registry of Deeds in Book 28188, Page 254.

Property & granted address
7 CAPE RD
MENDON MA

② MAIL TO
LOUISE FITZGERALD
7 CAPE RD
MENDON MA
01756

Witness my/our hand(s) and seal(s) this 12 day of January, 2007.

[Signature]
LOUISE FITZGERALD

[Signature]
WILLIAM D. FITZGERALD, JR.

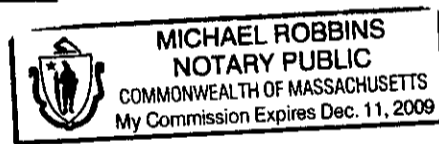
[Signature]
LISA M. CHARTIER

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 12 day of January, 2007, before me, the undersigned notary public, personally appeared **LOUISE FITZGERALD, WILLIAM D. FITZGERALD, JR., LISA M. CHARTIER**, proved to me through satisfactory evidence of identification, which was/were [] Mass. driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public:
My Commission Expires:



PROPERTY ADDRESS: 7 Cape Road, Mendon, MA