



2009 00130834

Bk: 45059 Pg: 299

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QUITCLAIM DEED

We, Allan Godin and Theresa Godin of Mendon MA

in consideration of \$360,000.00 (Three Hundred Sixty Thousand Dollars and no/100)

grant to Robert F. Riel, Jr. and Robin L. Riel, husband and wife as tenants by the entirety

of 18 Bates Street, Mendon MA

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 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 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 33472, Page 270.

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 11/04/2009 02:36 PM
 Ctrl# 089106 15166 Doc# 00130934
 Fee: \$1,641.60 Cons: \$360,000.00

18 BATES ST., MENDON, MA.

(2)

(2)

Witness our hands and seals this 4th day of November, 2009.

Allan Godin
Allan Godin

Theresa Godin
Theresa Godin

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 4, 2009

On this 4th day of November, 2009, before me, the undersigned notary public, personally appeared Allan Godin and Theresa Godin proved to me through satisfactory evidence of identification, which was a picture ID (Driver's License) containing their signatures to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Kristen L. O'Rourke
Notary Public
Commonwealth of Massachusetts
My Commission Expires Mar 26, 2010

Kristen L. O'Rourke
Notary Public: Kristen L. O'Rourke
MCE: 3/26/10

ATTEST: WORC. Anthony J. Vigliotti, Register