



2012 00056100

Bk: 48994 Pg: 109

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QUITCLAIM DEED

I, Karen Timpany, being unmarried, of Mendon, Worcester County, Massachusetts

for consideration of TWO HUNDRED THIRTY TWO THOUSAND AND NO/100 DOLLARS
(\$232,000.00) Paid

Grant to Wayne S. Meunier, ^{MARRIED} and Marianne F. Wood, UN MARRIED, AS JOINT TENANTS and not as
Of 49 Cape Road, Mendon, Worcester County, Massachusetts TENANTS IN COMMON

With Quitclaim Covenants

All the same premises conveyed by Rene Roy to Irving Teed et ux by deed dated December 16, 1952 and recorded in the Worcester District Registry of Deeds, Book 3472, Page 60 and bounded and described in said deed as follows:

The land in said Mendon with the buildings thereon situated on the westerly side of Massachusetts State Highway Route No. 140 in said Mendon, being shown as Lot No. 7 on plan entitled, "Plan of Lots in Mendon, Mass. Owned by Samuel H. & Rose Perron Scale 1" – 100' Nov. 1947---" filed with Worcester District Deeds, Plan Book 154, Plan 11, and bounded and described as follows:

Beginning at the southeasterly corner of the granted premises on the westerly side of said highway, thence S. 74° 02' 10" W. along the northerly line of lot No. 6 as shown on said plan, 150 feet to a stake; thence N. 15° 57' 50" W. along land now or formerly of said Perron, 100 feet to a stake; thence N. 74° 02' 10" E. along the southerly line of lot No. 8 as shown on said plan, 150 feet to the said highway; thence S. 15° 57' 50" E. along the westerly line of said highway, 100 feet to the point of beginning.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/18/2012 03:05 PM
Ctrl# 110918 16919 Doc# 00056100
Fee: \$1,057.92 Cons: \$232,000.00

GLENN J. ANDREONI, INC.
LAW OFFICES
1028 PARK AVENUE
WOONSOCKET, RI 02895

LOCUS: 49 Cape Road, Mendon, MA

PM 1
2

For title see deed recorded in the Worcester District Registry of Deeds in Book 23143, Page 136.

Witness my hand and seal this *10th* day of May, 2012.

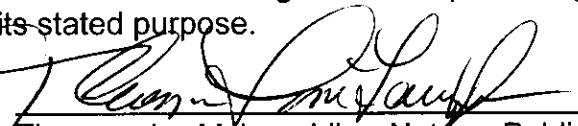

Karen Timpany

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

May *10*, 2012

On this *10th* day of May, 2012 before me, the undersigned notary public, personally appeared Karen Timpany and acknowledged the foregoing instrument to be her free act and deed, and provided to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document in my presence and for its stated purpose.


Thomas L. McLaughlin, Notary Public
My Commission Expires: 2/15/2019

