



2006 00164461

Bk: 40078 Pg: 300 Doc: DEED
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MASSACHUSETTS QUITCLAIM DEED

I, LEONARD E. MELLEN

of Mendon, Worcester County, Massachusetts

being married for consideration paid, and in full consideration of Less than One Hundred (\$100.00) Dollars

grant to LEONARD E. MELLEN and ELIZABETH A. MELLEN, husband and wife, tenants by the entirety

of 24 Blackstone Street, Mendon, Massachusetts, with quitclaim covenants

PARCEL 1

All the same premises conveyed by Merton F. Barrows et ux to Leonard E. Mellen et ux by deed dated August 13, 1969, and recorded with Worcester District Registry of Deeds, Book 4969, Page 261, and bounded and described in said deeds as follows:

The land in said Mendon with buildings thereon situated on the Southeasterly side of Blackstone Street as shown on plan of "Land of Merton Barrows, Mendon, Mass. July 5, 1969" by John R. Andrews, Jr., Surveyor, which plan is to be recorded herewith. The premises are bounded and described as follows:

BEGINNING at the Southwesterly corner of land to be conveyed at an iron pipe on the Southeasterly side of said Blackstone Street at remaining land of these grantors;

THENCE S. 58° 05' E. one hundred seven and seventy hundredths (107.70) feet to an iron pipe;

THENCE N. 21° 36' E. eighty seven and twenty hundredths (87.20) feet to a stone bound;

Return to:

Joseph M. Fabbricotti, Esquire
45 Lyman Street
Westborough, MA 01581

24 Blackstone Street, Mendon, Massachusetts

THENCE S. 61° 38' 36" E. five hundred sixty-two and ninety-five (562.95) feet to a drill hole in wall at land of James W. Waite et al, the last three courses being by remaining land of these grantors;

THENCE N. 35° 51' 44" E. eighty-seven and sixty-two hundredths (87.62) feet to drill hole in corner of walls;

THENCE N. 55° 43' 39" W. by stone wall and fence seven hundred eleven and eighty four hundredths (711.84) feet to an iron pipe on the Southeasterly side of Blackstone Street, the last two lines being by said land of James W. Waite et al;

THENCE S. 19° W. by said Blackstone Street two hundred thirty-three and forty-six hundredths (233.46) feet to the point of beginning.

CONTAINING 2.02 acres of land, more or less.

Said plan is recorded in Worcester District Registry of Deeds, Plan Book 329, Plan 67.

PARCEL II

All the same premises conveyed by Merton F. Barrows et ux to Leonard E. Mellen et ux by deed dated January 27, 1972, and recorded with Worcester District Registry of Deeds, Book 5192, Page 105, and bounded and described in said deeds as follows:

The land in said Mendon with buildings thereon situated off of the southeasterly side of Blackstone Street as shown on plan of ". . .Land of Merton F. Barrows, et ux, Mendon, Mass., November 12, 1971 . . ." by John R. Andrews, Jr., Surveyor, which plan is to be recorded herewith. The premises are further bounded and described as follows:

BEGINNING at a stone bound at land of this grantee, which bound is the northeasterly corner of the premises hereby described;

THENCE S. 61° 38' 36" E. five hundred sixty-two and ninety-five hundredths (562.95) feet by said land of this grantee to land now or formerly of one James Waite, et ux;

THENCE S. 35° 51' 44" W. three hundred thirty-four and seventy hundredths (334.70) feet to other land of these grantors;

THENCE N. 51° 30' 54" W. by said land of these grantors four hundred seventy-eight and sixty-two hundredths (478.62) feet to a drill hole in a stone at corner of land;

THENCE N. 32° 58' E. one hundred fifty-eight and forty-seven hundredths (158.47) feet to an iron pipe;

THENCE N. 58° 05' W. fifty and sixty hundredths (50.60) feet to a point at corner of land, which point is one hundred seven and seventy hundredths feet from the southeasterly side of Blackstone street; the last two courses being by land of these grantors;

THENCE N. 21° 36' E. eighty-seven and twenty hundredths (87.20) feet by land of these grantees to the place of beginning;

CONTAINING 3.32 acres of land, more or less.

Said plan is recorded in Worcester District Registry of Deed Plan Book 359, Plan 70.

Being the same premises conveyed to Leonard E. Mellen by deed of Leonard E. Mellen and Elizabeth A. Mellen dated May 30, 1979 and recorded at the Worcester District Registry of Deeds in Book 6744, Page 164.

PARCEL III

A certain parcel of land situated in the town of Mendon, Worcester County, Massachusetts and being shown as Parcel A on a plan entitled "PLAN OF LAND IN MENDON, MASS. PREPARED FOR KARLEEN LUMNAH, ROXIE ANN PLANTINGA & The Estate of JANET ARNSDORF, SCALE: 1"=60' DECEMBER 30, 1999 BY ANDREWS SURVEY & ENGINEERING, INC., 104 MENDON ST., UXBRIDGE, MASS. 01569". Said plan is recorded in the Worcester District Registry of Deeds in Plan Book 753 as Plan No. 36.

Said Parcel A contains 1,024.89 square feet, more or less, according to said plan.

Being the same premises conveyed to Leonard E. Mellen by deed of Roxie A. Plantinga and Karleen L. Lumnah dated May 8, 2000 and recorded at the Worcester District Registry of Deeds in Book 22571, Page 368.

Excluding 1,084.00 square feet from the premises conveyed to Deborah C. Connolly by deed of Leonard E. Mellon dated May 8, 2000 and recorded at the Worcester District Registry of Deeds in Book 22571, Page 373 and being shown as Parcel B on a plan entitled "PLAN OF LAND IN MENDON, MASS. PREPARED FOR KARLEEN LUMNAH, ROXIE ANN PLANTIGA & The Estate of JANET ARNSDORF, SCALE: 1"=60' DECEMBER 30, 1999 BY ANDREWS SURVEY & ENGINEERING, INC., 104 MENDON ST., UXBRIDGE, MASS. 01569". Said plan is recorded in the Worcester District Registry of Deeds in Plan Book 753 as Plan No. 36.

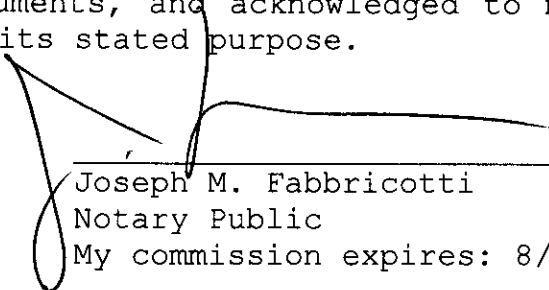
24 Blackstone Street, Mendon, Massachusetts

Witness my hand and seal this 27th day of October, 2006.

Leonard E. Mellen
LEONARD E. MELLEN

Commonwealth of Massachusetts
County of Worcester

On this 27th day of October, 2006, before me, the undersigned notary public, personally appeared LEONARD E. MELLEN, who proved to me through satisfactory evidence of identification, which was that he is personally known to me, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose.



Joseph M. Fabbricotti
Notary Public
My commission expires: 8/23/13



Return to:

Joseph M. Fabbricotti, Esquire
45 Lyman Street
Westborough, MA 01581

ATTEST: WORC. Anthony J. Vigliotti, Register

24 Blackstone Street, Mendon, Massachusetts