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A5MB

WOR. COUNTY ABSL. 22  
ORDER NO. P1445

QUITCLAIM DEED

We, Frederick M. Magee and Gertrude S. Magee( a/k/a Gertrude P. Magee), Trustees of the Magee Nominee Trust under-Declaration of Trust dated September 23, 1991 and recorded with the Worcester District Registry of Deeds in Book 13655 Page 40, of Mendon, Worcester County, Massachusetts, for consideration of ONE HUNDRED SIXTY-SEVEN THOUSAND, NINE HUNDRED (\$167,900.00) DOLLARS, grant to Robert E. Courtemanche and Lorraine F. Courtemanche, husband and wife, as tenants by the entirety of 39 Millville Road, Mendon, Massachusetts, with QUITCLAIM COVENANTS, a certain parcel of land situated on the westerly side of Millville Road, a Worcester County Highway, in Mendon, Worcester County, bounded and described as follows: to wit: -

Beginning at the northeasterly corner of the granted premises at a stake at remaining land now or formerly of Thomas F. Kelly and said Millville Road, which stake is 12 feet northerly of a Worcester County Highway bound and 36.62 feet southerly of the westerly side line of Taft Avenue, so-called where the same joins Millville Road; thence N. 79° 02' W. 263 feet, more or less, by remaining land now or formerly of Thomas F. Kelly to a stake at the shore of Lake Nipmuc; thence southerly by said Lake Nipmuc 138 feet, more or less, to an iron pipe at land now or formerly of one Wagner et ux.; thence S. 73° 29' E. by said land now or formerly of Wagner et ux. 251.29 feet to said Millville Road, a portion of said distance being along a stone wall; thence N. 10° 58' E. 159.88 feet by said Millville Road to the stake at the point of beginning.

The foregoing premises are shown on plan entitled "Plan of Land in Mendon, Massachusetts deeded by Thomas Kelly to Charles W. Arrand et al. May 18, 1950" by Arthur H. Fitzgerald, said plan being filed with Worcester District Registry of Deeds in Plan Book 167, Plan 1.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to the Grantors by deed of Frederick M. Magee and Gertrude S. Magee dated September 23, 1991 and recorded with said Deeds, Book 13655, Page 45.

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

The Trustees state, to date they are the trustees of The Magee Nominee Trust and that said trust has not been altered or amended as originally filed. The Trustees further state that they have full authority under said trust and by direction of the beneficiary of said trust to execute this deed.

Property Address: 39 Millville Rd.  
Mendon, MA 01756

97 SEP 30 PM 1:45

mail  
MARTIN F. ZAJAC, ESQ.  
PO BOX 251  
Uxbridge, MASS  
01569

Executed as a sealed instrument this 29th day of September, 1997.

*F. Magee*  
Frederick M. Magee, Trustee  
The Magee Nominee Trust

*Gertrude S. Magee*  
Gertrude S. Magee, a/k/a  
Gertrude P. Magee, Trustee  
The Magee Nominee Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

Dated: September 29, 1997

Then personally appeared the above-named Frederick M. Magee and Gertrude S. Magee a/k/a Gertrude P. Magee and acknowledged the execution of the foregoing instrument to be their free act and deed before me,

*Andrea D. Hogan*  
Notary Public Andrea D. Hogan  
My commission expires: 10/26/2001

*AKK*

DEEDS REG 20  
WORCESTER  
09/30/97  
TAX 765.62  
CASH 765.62  
2966A140 12:34  
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register