

Return to:
Harry P. Kotseas, Esquire
94 Highland Street
Worcester, Massachusetts 01609

LANDMARK Research & Title Company, Inc.
TITLE REFERENCE # 94-958 T

QUITCLAIM DEED

We, JOHN D. RUROEDE AND JILL RUROEDE, of Mendon, Worcester County, Massachusetts,

in consideration of ONE HUNDRED FIFTEEN THOUSAND and 00/100 (\$115,000.00) DOLLARS

grant to MICHELE J. BEAM, of 22 Northbridge Road, Mendon, Worcester County, Massachusetts

with QUITCLAIM COVENANTS all of our right, title and interest in:

PROPERTY ADDRESS: 22 Northbridge Road, Mendon, Massachusetts 01756

See Exhibit A attached

Signed as a sealed instrument this 25th day of March, 1994.

John D. Ruroede
John D. Ruroede
Jill Ruroede
Jill Ruroede

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

March 25, 1994

Then personally appeared the above named John D. Ruroede and Jill Ruroede and acknowledged the foregoing instrument to be their free act and deed, before me.

Harry P. Kotseas Notary Public
My commission expires: May 11, 1995

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22 Northbridge Rd. Mendon

94 MAR 28 PM 3:18

DEEDS REG 20
WORCESTER
03/25/94
TAX 524.40
CASH 524.40
EXCISE TAX 8923A140 15:05

EXHIBIT A

The land with the building thereon at 22 Northbridge Road, Mendon, situated on the southerly side of Northbridge Road, being shown as Lot three (3) on a plan entitled "Plan of Land sold by William R. Feeley to Alfred J. LaVoie and Anna M. LaVoie, Mendon, Massachusetts, F. J. Brennan, Surveyor, dated February 1950" and filed with the Worcester District Registry of Deeds Plan Book 164, Plan 122 and bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises on the southerly location line on said Northbridge Road, and at the northeasterly corner of the Lot numbered two (2) on said plan, said point of beginning being one hundred twenty-six (126) feet North, $83^{\circ} 57'$ East, from a Worcester County Highway Bound; and

THENCE running North $83^{\circ} 57' 00''$ East, with the southerly location line of said Northbridge Road, seventy-five (75) feet to the northwesterly corner of the Lot numbered four (4) on said plan;

THENCE turning and running South $6^{\circ} 03' 00''$ East, with the westerly line of said Lot numbered four (4) on said plan, one hundred six (106) feet;

THENCE turning and running North $83^{\circ} 57' 00''$ East by said Lot numbered four (4) on said plan, ten (10) feet;

THENCE turning and running South $6^{\circ} 03' 00''$ East, by said Lot numbered four (4) on said plan forty-four (44) feet to the northerly line of Lot numbered twenty-seven (27) on said plan;

THENCE turning and running South $83^{\circ} 57' 00''$ West by the northerly line of said Lot numbered twenty-seven (27) on said plan in part and in part on the northerly line of Lot numbered twenty-eight (28) on said plan, eighty-five (85) feet to the southeasterly corner of said Lot two (2) on said plan; and

THENCE turning and running North $6^{\circ} 03' 00''$ West by said Lot two (2) on said plan one hundred fifty (150) feet to the point of beginning.

Being the same premises conveyed by deed dated November 12, 1986 and recorded with Worcester District Registry of Deeds in Book 9980, Page 244.

ATTEST: WORC. Anthony J. Vigliotti, Register