

# Quitclaim Deed

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 EXCISE TAX  
 TAX 684.00  
 CASH 684.00

07/02/96

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2081

DEEDS REG 20  
WORCESTER

I, **Thomas R. Belland**  
 of **Mendon, Worcester County, Massachusetts**  
 in consideration of **\$150,000.00**  
 GRANT to **Joseph C. Stumpf and Robin C. Stumpf, husband and wife as**  
 tenant by the entirety, both

of **12 Northbridge Road, Mendon, MA** with **quitclaim covenants**

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Northbridge Road in Mendon, Worcester County, Massachusetts, being lots numbered 10, 11, and part of lot numbered 9 on plan of Windy Hill Plat owned by Albert L. and Helen H. Johnson, Mendon, Mass., September 1948, filed with Worcester District Deeds, Plan Book 154, Plan 104, and being more particularly bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of the granted premises at a point in the southerly line of said Northbridge Road and at the northwesterly corner of lot 12, as shown on said plan;

THENCE S. 7° 26' 30" W., by lot 12, 150.00 feet to a point;  
 THENCE N. 82° 33' 30" W., by lots 20 and 21, 150.00 feet to a point;

THENCE 7° 26' 30" E., 117.73 feet to a point;  
 THENCE N. 82° 33' 30" W., 3.0 feet to a point;  
 THENCE N. 7° 26' 30" E., 6.0 feet to a point;  
 THENCE S. 82° 33' 30" E., 3.0 feet to a point;

THENCE N 7° 26' 30" E., 27.0 feet to a point in the southerly line of said Road, being the northeasterly corner of lot 9, the last five courses bounding on the remaining portion of lot 9;

THENCE Easterly by the southerly line of said Road 150.03 feet to the point of beginning.

Each of the foregoing lots is each and severally subject to the following restrictions: Said lot shall be used only as a site for a dwelling house of not less than five rooms, Quonset Huts excluded, situated at least 25 feet from the southerly line of said Northbridge Road. There may be erected on said lot a private automobile garage to be used in connection with such house, provided, however, that no garage shall be placed on said lot within 25 feet from the southerly line of said Northbridge Road.

For grantor's title, see Deed of Thomas R. Belland and Debra A. Frost dated February 17, 1994 and recorded with Worcester District Registry of Deeds in Book 16075, Page 312.

Executed as a sealed instrument this 26th day of June, 1996.

  
 Thomas R. Belland

## The Commonwealth of Massachusetts

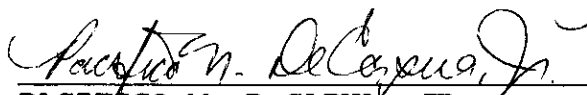
Worcester, ss.

Date: 6/26/96

Then personally appeared before me the above named Thomas R. Belland and acknowledged the foregoing instrument to be their, free act and deed.

MA:1

Joseph C. Stumpf  
 12 Northbridge Rd.  
 Mendon, MA 01756

  
 PACIFICO M. DeCAPUA, JR.  
 Notary Public  
 My commission expires: Oct. 3, 1997

PROPERTY ADDRESS: 12 Northbridge Road, Mendon, MA

NELSON & O'CONNELL  
2081

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ATTEST: WORC. Anthony J. Vigliotti, Register