

4



Bk: 39345 Pg: 347 Doc: DEED
Page: 1 of 2 07/11/2006 09:42 AM

Return to: Law Offices of James A. Miller
108 Grove Street, Suite 2
Worcester, MA 01605
EA

MASSACHUSETTS QUITCLAIM DEED

We, Paul E. Bouchard and Cheryl L. Bouchard, husband and wife, as tenants by the entirety, both of Mendon, Worcester County, Massachusetts for consideration paid in the amount of One Dollar (\$1.00) grant to Paul E. Bouchard and Cheryl L. Bouchard, Trustees of the Bouchard Living Trust, u/a dated June 27, 2006, an unrecorded Trust, which a Certificate of Trust is recorded herewith in Book 39345, Page 345 and said Trustees for notice purposes being of 101 Hartford Avenue West, Mendon, Massachusetts 01756

with quitclaim covenants

Parcel 1: The land in said Mendon, together with the buildings thereon situated on the northerly side of Hartford Avenue at a drill hole in said wall and adjoining the land formerly of Herbert S. Wood;

THENCE easterly with said Hartford Avenue, 159.00 feet, more or less, to a drill hole in said wall on Hartford Avenue;

THENCE northerly, 176.4 feet, more or less, to a stone wall;

THENCE westerly, 173.00 feet, more or less, to a stone post;

THENCE southerly, 168.00 feet, more or less, to a drill hole in the stone wall on Hartford Avenue to the point of beginning.

Also a second tract or parcel of land, situated on the northerly side of Hartford Avenue in said Mendon, bounded and described in deed of Herbert S. Wood to Ernest P. Wood, et ux, dated May 5, 1950, recorded with Worcester District Registry of Deeds, Book 3252, Page 597, as follows:

"Commencing at an iron pipe in the stonewall on the northerly side of said Hartford Avenue at land now or formerly of David A. Allen et ux and running westerly a distance of 132 feet along said Hartford Avenue to an iron pipe in the stone wall; thence turning and running northerly and bounded westerly by land now or formerly of one Hutchison a distance of 240 feet to a stone bound at the stonewall and land now or formerly of said Allen; thence turning and running in an easterly direction and bounded northerly by other land of said Allen a distance of 290 feet along a stonewall to a stonebound in a stonewall and land now or formerly of one C. Wood; thence turning and running southerly and bounded easterly by said Wood land a distance of 78 feet to a stone

Address is 101 Hartford Avenue West, Mendon, MA

J
A

bound of the grantee; thence turning and running westerly and bounded southerly by said grantee's land a distance of 175 feet to a stonebound at the northwest corner of said grantee's land; thence turning and running southerly and bounded easterly by said grantee's land a distance of 169 feet to the point of beginning.

Being the same premises conveyed to us by deed of David A. Allen and June C. Allen dated July 20, 1979, recorded in Worcester District Registry of Deeds in Book 6790, Page 174.

The consideration for this transfer being One Dollar (\$1.00), no transfer stamps need be attached.

Witness our hands and seals this 27th day of June, 2006.


Paul E. Bouchard



Cheryl L. Bouchard

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 27, 2006

On the above date, before me, the undersigned notary public, personally appeared Paul E. Bouchard and Cheryl L. Bouchard, personally known to me, to be the people whose names are signed on the preceding or attached document, and acknowledged to me their signature on the foregoing instrument to be their free and voluntary act.


James A. Miller - Notary Public
My Commission Expires: November 28, 2008

ATTEST: WORC. Anthony J. Vigliotti, Register