

40030

JS

QUITCLAIM DEED

We, WARREN D. TAFT and DEBRA A. TAFT f/k/a DEBRA A. MOZART, of Millville, Massachusetts, for consideration paid of ~~One Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$139,900.00)~~ ^{Eight} ~~Five ^{Five} ~~Five~~ Hundred and 00/100 Dollars (\$138,500.00) grant to RALPH M. STAFFORD, as an individual in Fee Simple, the following described property~~

DOC

with QUITCLAIM COVENANTS

The land in Mendon, County of Worcester, Massachusetts, with the buildings thereon situated on the northerly side of Hartford Avenue West, and being shown as Lot A on Plan entitled "Subdivision of Land, Mendon, Mass., owned by George P. Hutchinson et ux., July 1955, Scale 1"=50 feet", Eastman & Corbett, Inc., Civil Engineers, Milford, Mass., said Plan being filed with the Worcester District Registry of Deeds in Plan Book 209, Plan 107, bounded and described on said plan as follows:

Beginning at the southwesterly corner of the granted premises at a drill hole in a stone wall at said Hartford Avenue; thence

North 3 degrees 00' East, 168.80 feet; thence
South 88 degrees 20' East, 170.20 feet; thence
South 15 degrees 50', East 118.00 feet to said Hartford Avenue; thence
Westerly along said Hartford Avenue, 217.00 feet to point of beginning.

These premises are conveyed subject to an easement as stated in a deed to Stuart M. Applebey, et ux dated September 30, 1955 and recorded with Worcester District Registry of Deeds in Book 3718, Page 501.

For our title see deed from Warren D. Taft, dated November 23, 1994 and recorded with the Worcester Registry of Deeds in Book 16744, page 181.

Witness our hands and seal this 12th day of May 1995

Property + Grants Address } 107 Hartford Avenue, Mendon

26814140 12:20
EXCISE TAX
TAX - 631.56
CASH 631.56
CANCELLED
05/16/95

RECORDS REG. 20
WORCESTER

Warren D. Taft
WARREN D. TAFT

Debra A. Taft f/k/a Debra A. Mozart
DEBRA A. TAFT
f/k/a DEBRA A. MOZART

THE COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

May 12, 1995

Then personally appeared the above named WARREN D. TAFT and DEBRA A. TAFT f/k/a DEBRA A. MOZART, as Husband and Wife, and acknowledged the forgoing instrument to be their free act and deed before me.

NOTARY PUBLIC *Douglas Calenda*
MY COMMISSION EXPIRES:

PREPARED BY:

Calenda & Iacoi, LTD
171 Broadway
Providence, RI 02903

MAIL TO:

Ralph M. Stafford
107 Hartford Avenue West
Mendon, MA 01756

8-21-95

95 MAY 16 PM 1:35

ATTEST: WORC. Anthony J. Vigliotti, Register