



Bk: 45180 Pg: 7

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MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 12/02/2009 11:21 AM
 Ctrl# 089973 23150 Doc# 00142261
 Fee: \$1,276.80 Cons: \$280,000.00

QUITCLAIM DEED

We, **CHARLES J. STOCKS AND JUDITH A. STOCKS**, of Uxbridge, Worcester County, Massachusetts, **BARBARA W. CUNNINGHAM**, of Franklin, Norfolk County, Massachusetts, **EDWARD J. SULLIVAN, Jr.** of Holliston, Middlesex County, Massachusetts and **EDWARD J. SULLIVAN III**, of Franklin, Norfolk County, Massachusetts

For consideration paid and in full consideration of TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$280,000.00)

Grant to **IAN E. DAVIES** of 38 Cottage Street, Natick, Middlesex County, Massachusetts

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land situated on the northwesterly side of the Uxbridge Road in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of the granted premises at a point in the northwesterly location line of said Road, at a point in a stone wall and at land of one Smith;

THENCE southwesterly by the northwesterly location line of said Road, 271 feet, more or less, to a point;

THENCE N. 27° 21' W., by land now or formerly of one Fantini, 320 feet, more or less, to a point in the Mendon-Uxbridge Town line;

THENCE N. 0° 31' W., by said Town Line, 278 feet to a point on a stone wall;

THENCE N. 87° 46' E., by said stone wall, 257.10 feet to the corner of stone walls;

THENCE S. 16° 14' E., 174.75 feet to a point; and

THENCE S. 17° 19' E., 310.70 feet to the point of beginning, the last two course bounding by a stone wall and said Smith land.

Containing 3.62 acres, more or less.

Property Address: 149 Uxbridge Road, Mendon

ATTORNEY LAURA A. MANN
221 EAST MAIN ST., SUITE 205
MILFORD, MA 01757

(5) di

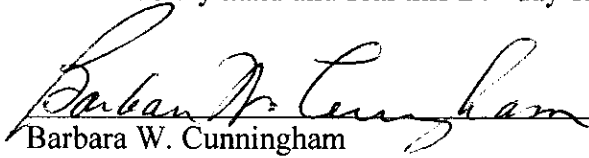
Said premises are shown on plan entitled, "Land of Severio Fantini, et ux, Mendon, Mass. November 18, 1967 John R. Andrews, Jr., Surveyor", recorded with Worcester District Registry of Deeds, Plan Book 314, Plan 35.

Together with a drainage easement reserved in a deed dated October 21, 1993, and recorded in Book 16218, Page 315.

For our title see deed of Robert F. Kearsley and Muriel E. Kearsely dated August 5, 1978 and recorded with the Worcester District Registry in Book 6532, Page 321.

see also deed BK 45180 Pg 5

WITNESS my hand and seal this 24th day of November 2009.

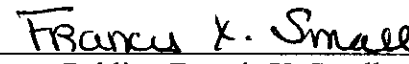

Barbara W. Cunningham

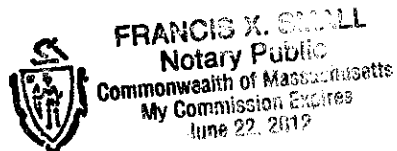
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 24, 2009

On this 24th day of November 2009, before me, the undersigned notary public, personally appeared **Barbara W. Cunningham**, proved to me through satisfactory evidence of identification, which were photographic identifications, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public: Francis X. Small
My Commission Expires June 22, 2012



WITNESS our hands and seals this 27th day of November 2009.

Charles J. Stocks
Charles J. Stocks

Judith A. Stocks
Judith A. Stocks

STATE OF FLORIDA

Sumter County

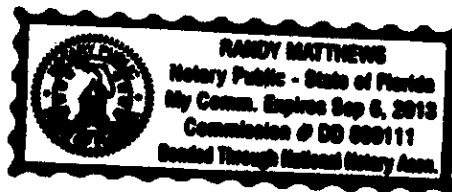
November 27th, 2009

On this 27th day of November 2009, before me, the undersigned notary public, personally appeared **Charles J. Stocks and Judith A. Stocks**, proved to me through satisfactory evidence of identification, which were photographic identifications, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Randy Matthews


Notary Public:

My Commission Expires: 9-6-2013



WITNESS our hands and seals this 27 day of November 2009.


Edward J. Sullivan, Jr.

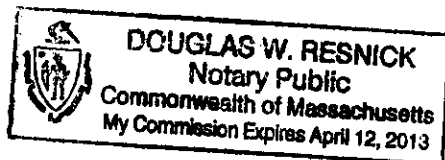

Edward J. Sullivan, III

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 27, 2009

On this 27 day of November 2009, before me, the undersigned notary public, personally appeared **Edward J. Sullivan, Jr.** and **Edward J. Sullivan, III**, proved to me through satisfactory evidence of identification, which were photographic identifications, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.




Notary Public:
My Commission Expires: