



2011 00132876

Bk: 48320 Pg: 299

Page: 1 of 2 12/27/2011 08:47 AM WD

QUITCLAIM DEED

I, Ian E. Davies, of 38 Cottage Street, Natick, Middlesex County, Massachusetts for consideration paid and in full consideration of One (\$1.00) Dollar and other valuable consideration GRANT TO **149 UXBRIDGE FLP**, a Family Limited Partnership 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., 147.75 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.

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 the 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 Grantor's title see deed recorded at Worcester District Registry of Deeds at Book 45180, Page 7.

149 Uxbridge Road, Mendon, MA

WITNESS my hand and seal this 19 day of December, 2011.

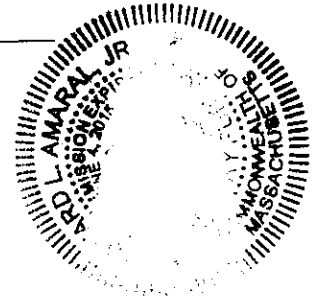
Ian E. Davies
Ian E. Davies

The Commonwealth of Massachusetts

Suffolk, ss.

On this 19 day of December, 2011, then personally appeared the above-named **IAN E. DAVIES** who satisfactorily proved to be the person whose name is subscribed to the foregoing instrument through identification shown as follows: Massachusetts License that he executed the same for the purposes therein contained as his free act and deed, before me.

[Signature]
Notary Public
My Commission Expires



RETURN TO:

Amaral & Associates, P.C.
246 Revere Street
Winthrop, MA 02152