



Bk: 38676 Pg: 86 Doc: DEED  
Page: 1 of 3 03/31/2008 02:21 PM

## Quitclaim Deed

I, Michael S. Ibrahim, of Mendon, Worcester County, Massachusetts, for consideration paid and in full consideration of **Less than One Hundred 00/100 (\$100.00) Dollars** grant to Michael S. Ibrahim and Cynthia A. Ibrahim, as husband and wife, tenants by the entirety, of 41 George Street, Mendon, County of Worcester, Massachusetts,

### With Quitclaim Covenants,

FIRST: The land in Mendon, situated on the easterly side of George Street, and bounded and described as follows:

BEGINNING at the most northerly corner of the premises to be conveyed at a drill hole in a stone wall on the easterly side of said George Street, which point is 1607 feet, plus or minus, from the Hopedale-Mendon Town line, at land now or formerly of one Russell Phipps;

THENCE S. 53° 00' E. one hundred ninety-one (191) feet by land of said Russell Phipps to an iron pipe at other land of Theresa H. Wright;

THENCE N. 35° 46' 29 W. one hundred fifty-eight and one tenth (158.1) feet by said other land of Theresa H. Wright to an iron pipe;

THENCE N. 53° 03' W. by other land of Theresa H. Wright one hundred ninety-one and one tenth (191.1) feet to an iron pipe on the easterly side of said George Street, which iron pipe is eleven (11) feet, plus or minus, from the Northeastern Gas Company transmission line;

THENCE N. 35° 49' E. by the easterly side of said George Street one hundred fifty-eight (158) feet to the place of beginning.

Return: Michael and Cynthia Ibrahim  
41 George Street  
Mendon, MA 01756

Property: 41 George Street, Mendon

3

UB

CONTAINING 30,165 square feet of land, more or less, and, the conveyed premises are shown on a plan of "Land in Mendon, Mass. deeded to Clayton E. Sr. & Wife, Theresa H. Wright by Clara W. & Anna H. Pond, June, 1962" by P. Mac Nevin, surveyor, recorded in said Registry, Plan Book 270, Plan 69.

SECOND: A certain parcel of land situated on the Easterly side of George Street in said Mendon, said parcel shown on plan entitled "Land in Mendon, Massachusetts, deeded to Clayton E. Sr. and Theresa H. Wright by Anna H. Pond, Scale 1"=40', May 1963, P. Mac Nevin", said parcel being more particularly bounded and described as follows:

BEGINNING at an iron pipe on said George Street, and at land of said Wright and running S. 35° W. a distance of 67.85' to a drill hole at Neck Hill Road;

THENCE running along said Neck Hill Road S. 62° 52' E. a distance of 231.30' to a drill hole at land of one Taft;

THENCE running along said Taft land N. 34° 21' 50" E. a distance of 186.93' to an iron pipe at land of one R. Phipps and Taft land;

THENCE running N. 53° W. a distance of 32' to an iron pipe;

THENCE running along other land of said Wright S. 35° 46' 29" W. a distance of 191.1' to an iron pipe;

THENCE running N. 53° 03' W. along said other land of Wright a distance of 191.1' to the point of beginning.

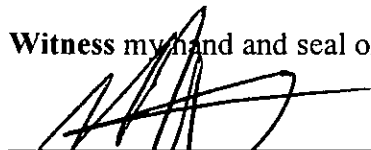
This parcel is subject to a pipe line easement and right of way granted to the Northeastern Gas Transmission Company, said easement dated September 17, 1953 and recorded in the Worcester District Registry of Deeds, Book 3543, Page 101, the location and extent of said easement and right of way, being as follows:

"Said right of way shall consist of a 20 ft. permanent easement, the center line of which is described as follows: Commencing at a point in a stone wall marking a Northwesterly property line of the Arthur V. Pond et al tract, said point of beginning being 264 feet in a Northwesterly direction measured along said stone wall from an angle in said wall; thence from the point of

beginning running South 33° 03' East, 962 feet, more or less to a point; thence South 68° 15' East 273 feet more or less, crossing George Street to a point; thence South 12° 14' East, 105' feet, more or less, to a point of exit in the center line of Neck Hill Road, said center line is shown on Northeastern Gas Transmission Company's Plat No. NA-L21 - DE 19-33".

Meaning and intending to convey and hereby conveying the same premises granted to Michael S. Ibrahim by deed of Clayton E. Wright and Shirley A. Kempton, Co-Guardians, dated December 23, 1999 and recorded with the Worcester District Registry of Deeds in Book 22177, Page 394.

Witness my hand and seal on this, the 27<sup>TH</sup> day of MARCH, 2006.


  
\_\_\_\_\_  
Michael S. Ibrahim

### Commonwealth of Massachusetts

Middlesex, ss

March 27, 2006

On this 27<sup>th</sup> day of MARCH, 2006, before me, the undersigned notary public, personally appeared Michael S. Ibrahim, who proved to me through satisfactory evidence of identification 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

My commission expires:

**Thomas P. Nealon, Notary Public**  
**My commission expires:**  
**June 21, 2007**

**ATTEST: WORC. Anthony J. Vigliotti, Register**