



Bk: 38556 Pg: 214 Doc: DEED
Page: 1 of 2 03/15/2006 09:59 AM

Quitclaim Deed

KAREN M. LOVEJOY, fka KAREN M. MEADE, of Mendon, Massachusetts in consideration of Less than One Hundred Dollars (\$100.00) grant to

JACQUELYN M. MEADE and KAREN M. LOVEJOY, as Joint Tenants, of 16 Blackstone Street, Mendon, Worcester County, Massachusetts 01756,

with *QUITCLAIM COVENANTS*,

The land, together with the buildings thereon, located in the Town of Mendon, Worcester County, Massachusetts, situated on the easterly side of Blackstone Street, a public way in said Mendon, known and numbered as 16A and 16B Blackstone Street, being more particularly bounded and described as follows:

16 Blackstone Street, Mendon

BEGINNING at a point at the northeasterly corner of the mortgage premises;

THENCE south 53° 08' 16" East, 269.35 feet and bounded by land now or formerly of Vanderlinde, to a point;

THENCE south 25° 28' 19" West and bounded easterly by land now or formerly of Vanderlinde said 154.42 feet, to a point;

THENCE north 52° 00' 00" West and bounded southerly by land now or formerly of Vanderlinde said, 267 feet to a point;

THENCE north 23° 00' 00" East and bounded Westelry by said Blackstone Street, 134 feet;

THENCE North 34° 00' 00" East and bounded by said Blackstone Street, 16 feet to the point of beginning.

Being Parcel 1, containing an area of 40,002 square feet, more or less, on a plan entitled: "Plan of Land in Mendon, Mass. property of Evert Vanderlinde, Scale: 30' to an inch, Date: November 10, 1975, Guerriere and Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass." which Plan is filed with the Worcester District Registry of Deeds in Plan Book 418, Page 90.

Subject to water rights and rights to American Telephone and Telegraph Co. recorded with said Deeds in Book 1895 Page 403.

Subject to pole and wire rights to American Telephone and Telegraph Co. recorded in Book 4671 Page 319 and as shown on a Plan recorded on Plan Book 300, Plan 63.

Subject to road way rights to American Telephone and Telegraph Co. recorded in Book 5315 Page 255.

Subject to and together with well rights and obligations recited in a document recorded in Book 5944 Page 344 and as shown on a Plan recorded on Plan Book 424 Plan 122.

See also Deed dated September 29, 1988 from Beverly A. Costello et alii, recorded in Book 11645 Page 368.

See also Master Deed of 14-16 Blackstone Street Condominium recorded in Book 11645 Page 340 and the 14-16 Blackstone Street Condominium Trust recorded in Book 11645 Page 350; as affected by Removal of Condominium from Provisions of General laws Chapter 138A dated February 11, 2000 and recorded as Instrument No. 17976 with said Deeds.

RETURN TO:
ROCHE & MURPHY
P.O. BOX 267
FRANKLIN, MA 02038

PROPERTY ADDRESS: 16 BLACKSTONE STREET, MENDON, MASS

0613134
457705

Deed

For title see Deed of Brian R. SanSouci and Ellen M. SanSouci to Karen M. Meade n/k/a Karen M. Lovejoy dated February 11, 2000 and recorded with said Deeds in Book 2231 Page 382.

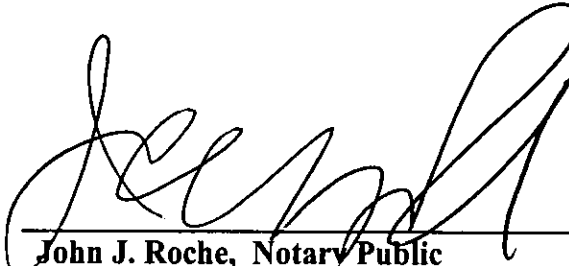
Executed as a sealed instrument this Tenth day of March, 2006.


KAREN M. LOVEJOY F/K/A
KAREN M. MEADE

State of Massachusetts

County of Norfolk, ss:

On this Tenth day of March, 2006, before me personally appeared, KAREN M. LOVEJOY, who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed, and who proved through satisfactory evidence, drivers license, to the person who acknowledged the foregoing.


John J. Roche, Notary Public
My Commission Expires: May 31, 2007



JOHN J. ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 31, 2007

ATTEST: WORC. Anthony J. Vigliotti, Register