



Bk: 45925 Pg: 129

Page: 1 of 3 06/17/2010 02:31 PM WD

MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 06/17/2010 02:31 PM  
 Ctrl# 095006 28615 Doc# 00063194  
 Fee: \$1,176.48 Cons: \$258,000.00

## QUITCLAIM DEED

*w/s/a Tracy Grant*We, **Parker A. Grant, Jr. and Tracy M. Grant**, of Mendon, Worcester County, Massachusetts

in consideration of: **TWO HUNDRED FIFTY-EIGHT THOUSAND AND 00/100**  
**(\$258,000.00) DOLLARS** paid

grant to: **Robert Kovacs, Jr. and Kelly A. Kovacs**, husband and wife, tenants by the entirety

of 20 Blackstone Street, Mendon, Worcester County, Massachusetts

with QUITCLAIM COVENANTS,

Three (3) tracts or parcels of land described as follows:

## TRACT I:

The land in Mendon, Worcester County, Massachusetts with the buildings thereon on the southeasterly side of Blackstone Street at land now or formerly of Merton F. & Janet L. Barrows;

THENCE South 52° East by a stone wall at said Barrows land, two hundred (200) feet to a point;

THENCE North 23° East one hundred fifty (150) feet by land now or formerly of Vanderlinde and Waite to a point;

THENCE North 52° West still by said last mentioned land, two hundred (200) feet to the southeasterly side of Blackstone Street;

THENCE South 23° West one hundred fifty (150) feet by the southeasterly side of Blackstone Street to the point of beginning.

Containing 30,000 square feet of land, more or less.

Adams & Assoc. Legal Svcs.  
 Title Division  
10-415  
 (508)791-3800

20 Blackstone Street, Mendon

## TRACT II:

The land in said Mendon situated on the southeasterly side of Blackstone Street, bounded and described as follows:

BEGINNING at the southeasterly side of Blackstone Street at land now or formerly of James W. Waite et ux;

THENCE South 52° East by other land of said Waite, two hundred (200) feet to land now or formerly of Evert Vanderlinde et al;

THENCE North 23° East by said remaining land now or formerly of Vanderlinde and Waite partnership, twenty-five (25) feet to a point;

THENCE North 52° West, two hundred (200) feet to said Blackstone Street;

THENCE South 23° West, Twenty-five (25) feet to the point of beginning.

## TRACT III:

That parcel of land in Mendon on the easterly side of Blackstone Street, a public way in Mendon, Worcester County, Massachusetts, being more particularly bounded and described as follows:

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

THENCE South 52° East, sixty-seven (67) feet along land now or formerly of Nancy B. Nichols to a point;

THENCE South 23° West, one hundred seventy-five (175) feet along land of said Nichols;

THENCE <sup>NORTH</sup> 52° West, sixty-seven (67) feet along land now or formerly of Janet L. and Merton F. Barrows; <sup>^</sup>

THENCE North 23° East, one hundred seventy-five (175) feet along land now or formerly of Shea to the point of beginning.

Said Tract III being parcel 4 containing an area of 11,325 square feet more or less, on a Plan entitled "Compiled Plan of Land in Mendon, Mass., Property of Evert Vanderlinde, Scale: 100 feet to an inch, Date: January 19, 1977, Guerriere & Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass.," filed with the Worcester District Registry of Deeds in Plan Book 434, Plan 9.

Being the same premises conveyed to said Grantor by deed of Vito Fintzel and Christine M. Fintzel dated November 30, 1995 and recorded with said Deeds in Book 17510, Page 206.

Executed as a sealed instrument this 11<sup>th</sup> day of June, 2010

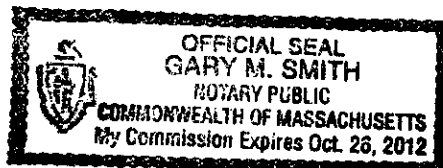
Parker A. Grant, Jr.  
Parker A. Grant, Jr.

Tracy M. Grant  
Tracy M. Grant

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 11<sup>th</sup> day of June, 2010, before me, the undersigned notary public, personally appeared Parker A. Grant, Jr. and Tracy M. Grant, proved to me through satisfactory evidence of identification, which were being personally known to me to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he /she/they signed it voluntarily for its stated purpose



Gary M. Smith  
Notary Public  
My commission expires:

10/26/2012

Seal