



Bk: 35458 Pg: 193 Doc: DEED
Page: 1 of 2 01/06/2005 11:40 AM

RETURN TO: BRIAN W. MURRAY
260 Main Street
P.O. Box 696
Milford, MA 01757

individually and as executor

We, Jennifer Clark, of 121 Pheasant Way, South Windsor, Connecticut and Anna M. Todd, of 4 Rogers Ave., Milford, Massachusetts, Co-Executrixes of the Estate of Elizabeth R. Moro, Worcester Probate and Family Court Department Docket No: 04P0363EP1, *BY POWER OF SALE*

CONTAINED IN THE DECEDENT'S LAST WILL AND TESTAMENT,

for consideration paid, and in full consideration of Two Hundred Fifty-Eight Thousand Five Hundred and 00/100 (\$258,500.00) dollars

A.
grant to Sandra Chiancola, of 17 Taft Ave., Mendon, Massachusetts 01756

WITH QUITCLAIM COVENANTS

All the same premises conveyed by Marjorie Smith to William H. Baer by deed dated April 30, 1954 and recorded in Worcester District Registry of Deeds in Book 3584, Page 578 and bounded and described in said deed as follows:

"A certain tract or parcel of land, with the buildings thereon, situated on the easterly shore of Nipmuc Pond, in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:-

Beginning at a stake at or near the shore of the pond at land, now or formerly, of one Marden, formerly of one Livingston, thence N. 79° 35' E. about 95 feet to a stake; thence continuing the same course by land, now or formerly of one Scott, 100 feet to a stake; thence S. 10° 25' E. by land, now or formerly, of one Taft 50 feet to a stake; thence S. 79° 35' W. by land of one Hill 100 feet to a stake; thence continuing the same course by land of one Hill, formerly of one O'Neil 93 feet to a stake at or near the shore of said pond; and thence northerly on said pond about 50 feet to the point of beginning.

Together with and subject to the easements as set forth in deed of Luther E. Taft to Charles A. Smith, dated July 1, 1908, and recorded with Worcester District Deeds, Book 1888, Page 258; said premises are also conveyed subject to an easement granted by said Charles A. Smith to the New England Telephone & Telegraph Company by instrument dated September 10, 1915, and recorded with said Deeds, Book 2087, Page 402."

For title, see deed of William H. Baer to George Moro et ux, dated June 9, 1959, recorded in Worcester District Registry of Deeds, Book 4031, Page 311. See also the probate of the estate of Elizabeth R. Moro, Worcester Probate and Family Court Department Docket No: ~~04P0049AD1~~

04P0363EP1

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/06/2005 11:40 AM
Ctrl# 030935 22293 Doc# 00002268
Fee: \$1,178.76 Cons: \$258,500.00

Property Address: 17 Taft Ave., Mendon, MA.

uh

Witness our hand and seal this 31st day of December, 2004.

Jennifer Clark
JENNIFER CLARK, Co-Executrix

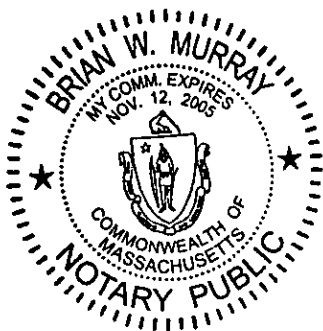
Anna M. Todd
ANNA M. TODD, Co-Executrix

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 31 day of December, 2004, before me, the undersigned notary public, personally appeared, Jennifer Clark and Anna M. Todd proved to me through satisfactory evidence of identification, which were driver's licenses, 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.

Brian W. Murray
Notary Public: Brian W. Murray
My Commission Expires: 11/12/05



MASSACHUSETTS TITLE
& ABSTRACT CO., INC.
TITLE # 3129

ATTEST: WORC. Anthony J. Vigliotti, Register