



MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/18/2006 12:29 PM
Ctrl# 052717 07070 Doc# 00089065
Fee: \$1,504.80 Cons: \$330,000.00

Bk: 39186 Pg: 366 Doc: DEED
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MASSACHUSETTS QUITCLAIM DEED

I/We, Michael A. Yashin of 143 Blackstone Street, Mendon, Massachusetts 01756, for consideration paid, and in full consideration of THREE HUNDRED THIRTY THOUSAND AND 00/100 Dollars (U.S. \$330,000.00) grant to Michael A. Aicardi and Mary E. Sweeney, as joint tenants, of 333 Victory Highway, North Smithfield, Rhode Island 02896 with *quitclaim covenants* the following property in Worcester County, Massachusetts.

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon situated on the westerly side of Blackstone Street, bounded and described as follows:

- THENCE N. 70 W., with said stone wall and said Cook land 42.29 feet to a point;
- THENCE N. 62 53' W., with stone wall and said Cook land, 172.11 feet to a point;
- THENCE N. 71 37' W., with wall and said Cook land, 154.62 feet to a drill hole in well;
- THENCE S.04 49' W., with land now or formerly of Homer E. Tougas et ux, 288.22 feet to a stake at the beginning of a wall;
- THENCE S. 64 04' E., with stone wall, 142.65 feet to corner of walls;
- THENCE S. 86 32' E., 314.76 feet to stake at wall on the west side of said street; the last two (2) courses bounded on land now or formerly of Homer E. Tougas et ux; and
- THENCE N. 19 06' W., with said street, 240.18 feet to the point of beginning.

Containing 2.47 acres, more or less.

For a more particular description of the granted premises, see "Plan of Land in Mendon, Mass, of Homer E. Tougas and Jacqueline Tougas, dated July 30, 1968," Paul V. Swanson, Surveyor, recorded with Worcester District Deeds, Plan Book 327, Plan 77.

Said premises are conveyed subject to 20' wide easement for cables and conduits granted to Am. Tel. & Tel. Co. by Deed dated January 30, 1967, recorded with said Deeds, Book 4735, Page 490, so far as the same is now in force and applicable.

Subject to an easement to New England Telephone and Massachusetts Electric Company recorded with said Deeds in Book 19137, Page 59.

For Grantor's title see Deed of Michael A. Yashin and Mary L. Yashin to Michael A. Yashin recorded December 8, 1987 with the Worcester District Registry of Deeds in Book 10995, Page 220.

143 Blackstone St, Mendon, Ma 01756

MAINTS →

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Witness my/our hand(s) and seal(s) this 16th day of June, 2006.

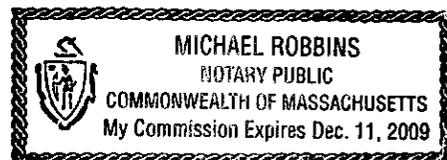
Michael A. Yashin
Michael A. Yashin

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 16th day of June, 2006, before me, the undersigned notary public, personally appeared Michael A. Yashin, proved to me through satisfactory evidence of identification, which was/were [Mass. driver's license(s) or [] _____, 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.

[Signature]
Notary Public:
My Commission Expires:



PROPERTY ADDRESS: 143 Blackstone Street Mendon, Massachusetts 01756

ATTEST: WORC. Anthony J. Vigliotti, Register