



2015 00036795

**QUITCLAIM DEED**

I, Kathleen Fleming, widowed, of Mendon, Worcester County, Commonwealth of Massachusetts,

For full consideration of less than one (\$ 1.00) and 00/100 dollar, paid

Grant to Kathleen Fleming and Susan Moran, mother and daughter respectively, as joint tenants, both of 102 Bates Street, Mendon, Worcester County Commonwealth of Massachusetts

With quitclaim covenants

A certain parcel of land situated on the easterly and northeasterly side of Bates Street in the town of Mendon, County of Worcester, Commonwealth of Massachusetts and bounded and described as follows:

Beginning at a point on the northeasterly side of Bates Street which point is the southwesterly corner of land now or formerly of Carlo and Ida Molinari and being the most southerly corner of the parcel hereby described:

- THENCE running N. 42° 46' W., 199.05 feet to a point of curve;
- THENCE northerly on a curved line having a 380.70 feet radius, 319.70 to a point of tangent;
- THENCE N. 5° 26' E., 59.91 feet, the last three lines bounding on aforesaid Bates Street;
- THENCE S. 75° 05' E. with land now or formerly of Florence Tancrell, 353.82 feet to the aforesaid Molinari land;
- THENCE S. 15° 28' W., with said Molinari land and following a stone wall, 423.78 feet to the point of beginning.

Said parcel of land contains 2.37 acres, more or less.

Being the same premises transferred to me by deed of Joseph M. Fabricotti and Holly C. Fabricotti, dated the 27<sup>th</sup> day of July 1994, and recorded at the Worcester Registry of Deeds at Book 16488, Page 64.

*Property Address: 102 Bates Street Mendon, MA 01756*

Executed and sealed instrument this 24 day of April, 2015

Kathleen Fleming  
Kathleen Fleming

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

April 24, 2015

On this 24 day of April, 2015 before me, the undersigned notary public, personally appeared Kathleen Fleming, proved to me through satisfactory evidence of identification, which were Photo & Driver's License to be the person whose name is signed to the document herein, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.

[Signature]  
Notary Public [Signature]  
My commission expires: May 26, 2017