

Return to:
Harry P. Kotseas, Esq.
94 Highland St.
Worcester, MA 01609

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

We, Timothy R. Ryan and Christine E. Ryan, Husband and Wife

25 JAN

of 29 Bellingham Street, Mendon, Worcester County, Massachusetts,

being ~~unmarried~~, for consideration paid, and in full consideration of One Hundred and Sixty Thousand (\$160,000.00) Dollars

grant to Matthew N. Merten and Kathleen C. Merten, Husband and Wife
Tenants by the Entirety

of 29 Bellingham Street, Mendon, MA. with quitclaim covenants

the land in

[Description and encumbrances, if any]

29 Bellingham Street
MENDON, MA.

Property Address:

A certain parcel of land together with buildings thereon located on the southwesterly side of Bellingham Road, a public way in the Town of Mendon, County of Worcester, Massachusetts, said parcel of land being shown as Lot #6 on a plan of land entitled "Plan of Land in Mendon, Mass., Property of Joseph Rosenfield, Scale 1" = 40', June 11, 1973, Guerriere & Hanlon, Inc., Engineering and Land Surveying, 85 South Bow Street, Milford, Mass., offices in Millis and Milford, Mass." said plan filed in Worcester District Registry of Deeds, Plan Book 382, Plan 97, and bounded and described as follows:

Beginning at a point on the southwesterly side of said Bellingham Road, said point being in the northwesterly corner of the granted premises,

THENCE S. 64 degrees 23' 44" E., bounded by said Bellingham Road, 75.07 Feet

THENCE continuing southeasterly along a curve in the said road having a radius of 960.00 feet, a distance of 86.39 feet and bounded by said Bellingham Road;

THENCE S. 38 degrees 00' 00" W., bounded by Lot 5 and Lot 7, 405.91 feet;

THENCE N. 43 degrees 36' 54" W., bounded by Lot 7, 58.70 feet;

THENCE N. 22 degrees 41' 19" E., bounded by land of owner unknown, 344.65 feet and 33.33 feet more or less, to the point of beginning.

Said Lot 6 containing an area of 42,566 square feet, more or less, according to said plan.

For our Title see Deed dated September 14, 1993 recorded in Worcester Registry of Deeds, Book 15572, Page 94.

Witness my hand and seal this 29th day of October, 1998

Timothy R. Ryan

Christine E. Ryan

The Commonwealth of Massachusetts

NORFOLK

ss.

October 29, 19 98

Then personally appeared the above named Timothy R. Ryan & Christine E. Ryan

and acknowledged the foregoing instrument to be their free act and deed before me

Thomas N. Byrne, Notary Public - Justice of the Peace

My commission expires

10/26/02

*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

98 OCT 30 AM 10:22

ATTEST: WORC. Anthony J. Vigliotti, Register

8974A140 10:09
EXCISE TAX
TAX
729.60
729.60
NEEDS REC 20
WORCESTER
10/20/98