



2005 00111721

Bk: 36778 Pg: 264 Doc: DEED
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Quitclaim Deed

I, **CYNTHIA A. JOYAL**, of Mendon, Worcester County, Massachusetts

in consideration of **LESS THAN ONE HUNDRED DOLLARS (\$100.00)**,
paid

grant(s) to **THOMAS M. JOYAL** of 31 Bellingham Street, Mendon,
Worcester County, Massachusetts 01756

with **quitclaim** covenants

all of my right, title and interest in and to a certain parcel of land, with the buildings thereon, situated on the southwesterly side of Bellingham Road, a public way in the Town of Mendon, Worcester County, Massachusetts, said parcel of land being shown as Lot 5 on a plan of land entitled, "Plan of Land in Mendon, Mass., Property of Joseph Rosenfeld, Scale 1" = 40', June 11, 1973, Guerriere & Halnon, 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 the northeasterly corner of the hereindescribed premises;
THENCE	S. 46° 23' 06" W., bounded by Lot #4, and part of Lot #7, 335.66 feet;
THENCE	N. 43° 36' 54" W., bounded by Lot 7, 101.82 feet;
THENCE	N. 38° 00' 00" E., bounded by Lot #6, 310.00 feet; and
THENCE	southeasterly along said Bellingham Road, having a radius of 960.00, a distance of 150.00 feet to the point of beginning.

Said Lot 5 contains an area of 40,580 square feet, more or less, according to said plan.

Being the same and all the same premises as were conveyed to Thomas M. Joyal and Cynthia A. Joyal by deed dated March 9, 1988 recorded in Book 11173, Page 352.

Held
CONSIGLI AND BRUCATO P.C.
 ATTORNEYS AT LAW
 189 MAIN STREET
 POST OFFICE BOX 170
 MILFORD, MASSACHUSETTS 01757-0170

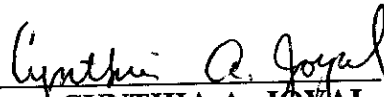
(2 pr)

UK

Property address: 31 Bellingham St., Mendon, Mass

This conveyance is made in pursuant to order of Worcester County Probate Court in Case No. 04D-2563DV1.

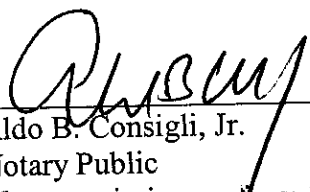
Executed as a sealed instrument this 7th day of July, 2005.


CYNTHIA A. JOYAL

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 7th day of July, 2005, before me, the undersigned notary public, personally appeared Cynthia A. Joyal and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license photo identification(s), to be the person(s) whose name(s) is (are) signed on the preceding or attached document(s), and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.


Aldo B. Consigli, Jr.
Notary Public
My commission expires: 11-01-07

ATTEST: WORC. Anthony J. Vigliotti, Register