



Bk: 33377 Pg: 28 Doc: DEED
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/21/2004 03:58 PM
Ctrl# 017639 30101 Doc# 00067314
Fee: \$1,345.20 Cons: \$295,000.00

QUITCLAIM DEED

I, Alexander Pirozzoli, of 53 Fairview Avenue, Trumbull, Fairfield County, Connecticut as executor of the Will of Anne R. Fagnant, late of Bridgeport, Fairfield County, Connecticut, deceased, acting by virtue of the power and authority given me in and by said Will, and of every other power and authority given me in and by said Will

For consideration paid and in full consideration of TWO HUNDRED NINETY FIVE THOUSAND (\$295,000.00) DOLLARS

Grant to Keith ~~H~~ Hynes and Patrick Hynes, of 77 Hartford Avenue East, Mendon, Worcester County, Massachusetts *as joint tenants with right of survivorship.*

WITH QUITCLAIM COVENANTS

Land with buildings situated thereon located on the southeasterly side of Hartford Avenue, and being Lot #3 on Subdivision Plan of land in Mendon, Mass., owned by David F. & Daisy M. Hamilton, dated May 17, 1966, Eastman & Corbett, Inc., C.E., recorded with Worcester District Deeds, Plan Book 302, Plan 46, said lot being further bounded and described as follows:

BEGINNING at the northwesterly corner of the lot herein described on the southeasterly side of said Hartford Avenue and at corner of Lot #4 on said plan;

THENCE N. 57° 46' 40" E. with said Avenue 81.57 feet;

THENCE N. 57° 29' 55" E. still with said Avenue, 25.99 feet to point of curve;

THENCE northeasterly and southeasterly on a curve to the right of 30 feet radius, 37.21 feet to end of curve;

THENCE S. 08° 13' 40" E. 195.56 feet to a point for a corner;

THENCE S. 57° 00' 00" W., 123.19 feet to corner of said Lot #4, the last three (3) courses bounding on David B. Hamilton et ux land;

THENCE N. 15° 19' 00" W. with said Lot #4 on said plan, 232.45 feet to the point of beginning.

CONTAINING 30,138 square feet.

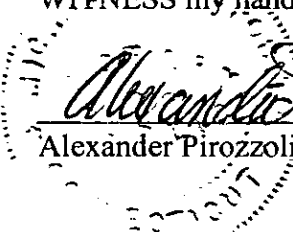
Return to: Mr. Keith P. Hynes
Mr. Patrick Hynes
77 Hartford Avenue East
Mendon, MA 01756

Cushing & Dolan, P.C.
520 Providence Highway
Suite 10
Norwood, MA 02062

Property Address: 77 Hartford Avenue, Mendon, MA 01756

For title see deed of Alan P. Ryan and Pauline E. Ryan dated June 7, 1971 and recorded with the Worcester Registry of Deeds Book 5120, Page 500. Also see estate of Anne R. Fagnant, Docket Number **03P1782-EP** of the Worcester Probate Court.

WITNESS my hand and seal this 14 day of April 2004.

 Alexander Pirozzoli
Alexander Pirozzoli

STATE OF CONNECTICUT

Trumbull, ss.

April 14, 2004

On this 14th day of April, 2004, before me, the undersigned notary public, personally appeared Alexander Pirozzoli, proved to me through satisfactory evidence of identification, which was a Connecticut drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Michael R. Esposito
Notary Public: MICHAEL R. ESPOSITO
My Commission Expires 9/30/06

ATTEST: WORC. Anthony J. Vigliotti, Register