



2005 00115150

Bk: 36820 Pg: 73 Doc: DEED

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QUITCLAIM DEED

NOW ALL MEN BY THESE PRESENTS:

Patrick Hynes of 4614, Austin Hills Drive, Suwanee, GA and **Keith Hynes** of 77 Hartford Avenue, Mendon, MA

for consideration paid and full consideration of Less than One Hundred Dollars and 00/100 (\$100.00)

grant(s) all my/our right, title and interest to **Keith Hynes and Mary M. Hynes, husband and wife as tenants by the entirety, of 77 Hartford Avenue, Mendon, MA**

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 .8. 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.

Being the same premises conveyed to the herein named grantor(s) by deed of Alexander Pirozzoli dated April 14, 2004 recorded with the **Worcester County** Registry of Deeds in Book 33377, Page 26.

Sharaf, Kelley & Maloney, P.C.
619 Washington Street
South Easton, MA 02375

77 Hartford Ave, Mendon

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Executed this 12th day of July, 2005.

Patrick Hynes
Patrick Hynes

Keith Hynes
Keith Hynes

STATE OF GEORGIA

County of Gwinnett

On this 12 day of July, 2005, before me, the undersigned notary public, personally appeared **Patrick Hynes**, proved to me through satisfactory evidence of identification, which were ☒ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the people whose names are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Lorraine Carder

Notary Public

Commission Expiration:

Lorraine Carder

Notary Public, Gwinnett County, GA

My Commission Expires February 13, 2007

STATE OF MASSACHUSETTS

County of Worcester

On this 17 day of July, 2005, before me, the undersigned notary public, personally appeared **Keith Hynes**, proved to me through satisfactory evidence of identification, which were ☐ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the people whose names are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Kerri P. Lojko 7/14/05
Notary Public
Commission Expiration:



KERRI P. LOJKO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES JULY 9, 2010

ATTEST: WORC. Anthony J. Vigliotti, Register