



2007 00086623
Bk: 41414 Pg: 136 Doc: DEED
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/29/2007 01:02 PM
Ctrl# 08569124076 Doc# 00086623
Fee: \$1,459.20 Cons: \$320,000.00

QUITCLAIM DEED

KEITH HYNES AND MARY M. HYNES of Mendon, Worcester County, Massachusetts, for consideration paid and in full consideration of Three Hundred Twenty Thousand and 00/100 (\$320,000.00) Dollars grants to **GILBERT LEFORT**, II AND **KATERINA M. LEFORT**, Husband and Wife as Tenants by the Entirety of 77 Hartford Avenue, Mendon, Massachusetts, 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 degrees 46' 40" E. with said Avenue 81.57 feet;

THENCE N. 57 degrees 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 degrees 13' 40" E. 195.56 feet to a point for a corner;

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

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

PROPERTY ADDRESS: 77 HARTFORD AVENUE, MENDON, MA

77 Hartford Ave., Mendon

② Return Grantee

WB

CONTAINING 30,138 square feet.

For title, see deed of Patrick Hynes and Keith Hynes dated July 12, 2005, recorded with said Deeds in Book 36820, Page 73. See also deed dated April 14, 2004, recorded with said Deeds in Book 33377, Page 26.

Witness our hands and seals this 28th day of June, 2007.

Keith Hynes
Keith Hynes

Mary M. Hynes
Mary M. Hynes

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

June 28th, 2007

Then personally appeared the above named individuals proved to me through satisfactory evidence of identification, which was Mass. license, to be the person whose names are signed on the preceding or attached document, and acknowledged the foregoing instrument to be their free act and deed, before me

Christine Muzzo-Saba
Notary Public
My Commission Expires:



CHRISTINE MUZZO-SABA
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES SEPTEMBER 22, 2011

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ATTEST: WORC. Anthony J. Vigliotti, Register