BOOK 16571 PAGE 174

Capt. E. Lagasse, CSP
287 Main St
Milford, MA 01757

106609

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

We, David J. McCaul and Kathleen McCaul, husband and wife

25.00

of 32 Neck Hill Road, Mendon, Worcester County, Massachusetts,

~~being married~~, for consideration paid, and in full consideration of One Hundred Thirty-Nine Thousand and 00/100------($139,000.00)

grant to Richard V. Bonnell and Pamela L. Bonnell, husband and wife as tenants by the entirety

of 35 Dean Ave, Franklin, MA with quitclaim covenants

the land in Mendon

[Description and encumbrances, if any]

a certain parcel of land with buildings thereon, containing 41,641 square feet, more or less, situated on the northerly side of Neck Hill Road and being Lot #1 on Plan of Land of Norman L. Cox, Mendon, Mass., dated May 1, 1972, John R. Andrews, Jr., Surveyor, recorded with Worcester District Registry of Deeds, Plan Book 366, Plan 53, said lot being bounded and described as follows:

BEGINNING at the southeasterly corner of the lot hereby described at drill hole in stone wall on the northerly side of said road and at land formerly of Yanski;

THENCE N.60°18'W., with stonewall and said Neck Hill Road, 150 feet to drill hole in stonewall at corner of Lot#2 on said plan;

THENCE N.30°30'E., with Lot#2 on said plan, 282.28 feet to an iron pipe at land now or formerly of said Norman L. Cox;

THENCE S.57°30'55"E., with said Cox land, 150.09 feet to an iron pipe at said land formerly of Yanski;

THENCE S.30°30'W., with said Yanski land 275 feet to the point of beginning.

Being the same premises conveyed to us by Deed of Jay W. Taintor and Linda M. Taintor dated June 20, 1992 recorded at Worcester District Registry of Deeds at Book 14326, Page 337.

Property Address: 32 Neck Hill Rd, Mendon, MA

94 SEP 16 PM 1:32

Witness our hands and seals this 12th day of August, 1994

David J. McCaul
DAVID J. McCAUL

Kathleen McCaul
KATHLEEN McCAUL

DEEDS REG 20 WORCESTER 09/16/94

TAX EXEMPT 12:23 EXCISE TAX CASH $0.00 $33.00

The Commonwealth of Massachusetts

Worcester ss. August 12, 1994

Then personally appeared the above named David J. McCaul and Kathleen McCaul

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

Gina D. Goncalves
GINA D. GONCALVES Notary Public — ~~XXXXXXXXXX~~

My commission expires January 5, ~~19~~2001

(*Individual — Joint Tenants — Tenants in Common.)

ATTEST: WORC. Anthony J. Vigliotti, Register

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.