



QUITCLAIM DEED

Bk: 37873 Pg: 310 Doc: DEED
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WE, JOHN D. HILTON and NANCY L. HILTON, of Sunapee, Sullivan County, New Hampshire,

for consideration paid, and in full consideration of FOUR HUNDRED FIVE THOUSAND and 00/100 (\$405,000.00) DOLLARS,

grant to SUSAN E. RANDOLPH FREY of 23 Burncoat Street,
Worcester 01605

WITH QUITCLAIM COVENANTS,

The land with the buildings thereon, situated in Worcester, Worcester County, Massachusetts, on the easterly side of Burncoat Street, bounded and described as follows:

Beginning at the southwesterly corner on the easterly line of said Burncoat Street at land now or formerly of the City of Worcester;

Thence South 79° 36' East one hundred twenty-five and forty-three hundredths (125.43) feet to a point;

Thence northerly by land now or formerly of Gertrude C. Renzoni, North 15° 39' 50" East one hundred and thirty-six hundredths (100.36) feet to a point;

Thence North 10° 15' East two (2) feet to a point;

Thence northerly 79° 36' West one hundred thirty-four and eighty-nine hundredths (134.89) feet by land now or formerly of one Howard to Burncoat Street;

Thence southerly along Burncoat Street five and forty-nine hundredths (5.49) feet by a curve with a radius of eighteen hundred forty-seven and thirty-eight hundredths (1847.38) feet to the end of the curve;

Thence southerly 10° 15' West ninety-six and forty-five hundredths (96.45) feet to the point of beginning.

23 Burncoat Street, Worcester, Massachusetts

RETURN TO:
Joe Boynton, Esq.
91 Prescott St.
Worcester, MA 01605

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/23/2005 03:27 PM
Ctrl# 045370 28173 Doc# 00200985
Fee: \$1,846.80 Cons: \$405,000.00

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Said premises containing 13,280 square feet more or less and being the westerly portion of the premises shown on a plan drawn by Robinson Engineering, Inc. of Worcester dated January 1952 and recorded with Worcester District Registry of Deeds in Plan Book 179, Plan 81.

Being the same premises conveyed to the Grantors by deed of John E. Hilton, et ux, dated 12/7/65 and recorded with Worcester District Registry of Deeds in Book 4625 Page 496

WITNESS our hands and seals this 17th day of October, 2005

[Signature]
John D. Hilton
[Signature]
Nancy L. Hilton

STATE OF NEW HAMPSHIRE
Sullivan County

On this 17th day of October, 2005, before me, the undersigned Notary Public, personally appeared **John D. Hilton** and **Nancy L. Hilton**, proved to me through satisfactory evidence of identification, which were Massachusetts/New Hampshire Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]

Notary Public
LISA L. McNAMARA, Notary Public
My Commission Expires September 3, 2008



ATTEST: WORC. Anthony J. Vigliotti, Register

[Signature]