

Return to: Francis X. Small, Esq.
24 Asylum Street
Milford, MA 01757

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QUITCLAIM DEED

I, HENRY F. CORCORAN, JR, of Palm Harbor, Florida, Trustee of the Marion Corcoran Revocable Trust, under a declaration of trust dated January 8, 1993 and recorded with the Worcester Registry of Deeds in Book 14886, Page 279

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant a life estate interest to Marion Corcoran, of 20 Kingsley Lane, Mendon, Massachusetts with the remainder interest to Marion Corcoran, Trustee of the Marion Corcoran Realty Trust whose mailing address is 20 Kingsley Lane, Mendon, Massachusetts and which is recorded with the Worcester District Registry of Deeds in Book 23434, Page 259

With QUITCLAIM COVENANTS

Certain premises located in the Town of Mendon, Worcester County, Commonwealth of Massachusetts, being all the same premises described in deed of Gertrude L. Jones, unmarried, of Mendon Massachusetts, and Agnes L. Derry of Milwaukee, Wisconsin to Elsie H. Hawk, dated July 27, 1926, recorded with Worcester District Deeds, book 2413 page 448, and bounded and described in said deed as follows, to wit:

“certain premises being all the same premises described in deed of Franklin W. Mann to Gertrude L. Jones and Agnes L. Mann, dated November 30, 1910, recorded with Worcester District Deeds, Book 1949, Page 565, and bounded and described in said deed as follows to wit: ‘A certain parcel of land, including all buildings thereon, situate near Lake Nipmuck, or Mendon Pond, so-called, in MENDON in the County and Commonwealth aforesaid: being all the same premises conveyed by Ella G. Kingsley, Trustee, to me by deed dated September 19, 1905 to be recorded with Worcester District Deeds, and bounded and described therein as follows, to wit:- “beginning at a heap of stones at the edge of said Lake Nipmuck, and at the northwesterly corner of the granted premises; thence S. 34° 25’ E. 101 feet to a heap of stones, and bounding westerly on land of George P. Sheldon; thence N. 38° 47’ E. 70 feet to drill hole in a ledge bounding southerly on other land of the grantor; thence N. 7° W. 95 feet to a drill hole in a large stone at edge of said Lake Nipmuck, bounding westerly about 100 feet along edge of said Lake Nipmuck, to the place of beginning. With the right to pass and repass from the highway to said granted premises over the same way as was granted to Dwight Russell by Elizabeth W. Taft. Reserving unto myself and my heirs and assigns the right to pass and repass over the above-described premises to the said grantor’s other land. This conveyance is also made subject to all existing rights of way over the premises hereby conveyed.’

PROPERTY ADDRESS: 20 Kingsley Lane, Mendon

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'Also certain premises, being all the same premises described in deed of Harry L. Wilbur to Gertrude L. Jones and Agnes L. Derry, dated September 10, 1913, recorded with Worcester District Deeds, Book 2038, Page 308, and bounded and described in said deed as follows to wit: 'A certain piece of land, situated on the southerly shore of Lake Nipmuck, so called, in said MENDON, being described as follows, to wit: Beginning at a drill hole in the ledge at the southerly corner of the granted premises at other land of grantor and grantee; thence N. 4° E. 76 feet to a stone bound; thence N. 8° W. 33 feet to a stone bound; thence N. 34 feet to a drill hole in a stone on the shore of said Lake Nipmuck; the last three lines bounding on other land of the grantor; thence on the shore of said Lake Nipmuck 45 feet to a drill hole in a large rock on other land of grantee; thence on said grantee's other land to the point of beginning. Conveying a part of parcel No. 2 described in deed from Ella G. Kinsley, Trustee, to me dated September 6, 1912, recorded with Worcester District Deeds, Book 2036, Page 132. Also the right to the said grantee, his heirs and assigns to pass and repass from the highway to said premises, over the same way as was granted to Dwight Russell by the late Elizabeth W. Taft. Premises are free from incumbrances except the rights of way reserved by the said Ella G. Kinsley, Trustee, in her deed to me dated September 6, 1912, and recorded as aforesaid.'

For my title see deed recorded with Worcester Registry of Deeds in Book 14886, Page 288.

WITNESS my hand and seal this 25th day of June 2001.

Henry F. Corcoran, Jr.
Henry F. Corcoran, Jr.

STATE OF FLORIDA

County of Pinellas

_____, ss. signed June 25th, 2001

Provided FL Drivers license as identification

Then personally appeared the above named Henry F. Corcoran, Jr. and acknowledged the foregoing instrument to be his free act and deed before me

Debra Robertson Stott

Notary Public:

My Commission Expires:



Debra Robertson Stott
My Commission CC920889
Expires March 21, 2004

ATTEST: WORC. Anthony J. Vigliotti, Register