



Please Return To:
Gilmore, Rees, Carlson & Cataldo, P.C.
1000 Franklin Village Drive
Franklin, MA 02038

QUITCLAIM DEED

Property address: 23 Hastings Street, Mendon, MA 01756

We, DANIEL E. GILMORE, JR. and BARBARA J. GILMORE, both of Mendon, Massachusetts,

For consideration paid of less than One Hundred (\$100.00) Dollars,

Grant to DANIEL E. GILMORE, III and KATHLEEN CORMIER, as Co-Trustees of the GILMORE FAMILY IRREVOCABLE TRUST, dated November 9, 2007 and recorded herewith,* of 23 Hastings Street, Mendon, MA 01756. *Book 42165 Page 263*

WITH QUITCLAIM COVENANTS:

Two certain parcels of land, with any buildings thereon, situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

Parcel I: All the same premises conveyed by Thomas D. Hackenson, et ux. to Frederick L. Gaston, et ux, by deed dated June 14, 1966, recorded with Worcester District Registry of Deeds, Book 4673, Page 524, and bounded and described therein as follows:-

“A certain tract or parcel of land with the buildings thereon, situated at the corner of Hastings Street (Route 16) and Washington Street in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:-

Beginning at a point in the easterly line of said Washington Street at the junction of Hastings Street;

THENCE northerly along said Washington Street, 200 feet more or less to an iron pin at other land of the grantors;

THENCE easterly, 185 feet more or less to an iron pin;

THENCE southerly, 200 feet more or less to an iron pin;

THENCE southwesterly, 106 feet more or less to an iron pin at said Hastings Street, the last three courses bounding on other land of the grantors; and

THENCE northwesterly by said Hastings Street, 55 feet more or less to the point of beginning.

Said premises are conveyed subject to the following rights of record if the same affect the locus.

Drain rights to Ernest S. Wiggin et al dated October 30, 1926, recorded with Worcester District Registry of Deeds, Book 2421, Page 503.

Pole and wire rights granted to New England Power Company, dated March 24, 1925, recorded with said Deeds, Book 2365, page 129.

Headwall and drain rights to the Commonwealth of Massachusetts dated August 24, 1950, recorded with said Deeds, Book 3293, Page 71.

Right to take water from wells and water pipe rights recited in deed from Maria W. Adams to Mabel A. Holbrook, dated May 21, 1913, recorded with said Deeds, Book 2028, Page 3.”

Parcel II: A certain parcel of land situated on the northwesterly side of Hastings Street in said Mendon, being all the same premises conveyed to Frederick L. Gaston, et ux by Thomas D. Hackenson, et ux, by deed dated July 23, 1968 and recorded with the Worcester District Registry of Deeds in Book 4879, Page 310, and bounded and described therein as follows:-

“Beginning at the southeasterly corner of the granted premises at an iron pipe in the northwesterly line of said Hastings Street, said point being 50.32 feet from a stone bound at the southwesterly corner of the land of one Tetreault measured along the northwesterly line of said Hastings Street;

THENCE southwesterly by the northwesterly line of said Hastings Street, 99.68 feet to other land of the grantees;

THENCE northwesterly 5 feet;

THENCE northeasterly 104 feet, said last two lines being by other land of the

grantees;

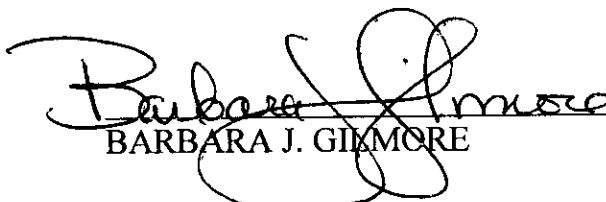
THENCE S. 36° 28' E., 46.15 feet to the point of beginning.”

For Grantors' title, see Deed of Frederick L. Gaston, et ux dated August 23, 1968 and recorded with the Worcester District Registry of Deeds in Book 4879, Page 312.

WITNESS our hands and seals this 9th day of November, 2007.



DANIEL E. GILMORE, JR.



BARBARA J. GILMORE

COMMONWEALTH OF MASSACHUSETTS

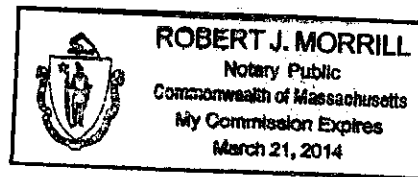
Norfolk, ss

On this 9th day of November, 2007, before me, the undersigned notary public, personally appeared DANIEL E. GILMORE, JR. and BARBARA J. GILMORE, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the persons whose names are signed on the within document, and acknowledged that they signed it voluntarily for its stated purpose.



Notary Public

My Commission Expires:



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