



Bk: 32986 Pg: 291 Doc: DEED
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QUITCLAIM DEED

31192
RECORDED
2004 MAR 05 02:31 PM
DEED

I, **BLANCHE C. LAMOTHE**, of Mendon, Worcester County, Massachusetts

In consideration of One Hundred Ninety Thousand and 00/100 DOLLARS
(\$ 190,000 .00) paid

grant(s) to Jonathan S. Gabriel, Trustee of The ATV Realty Trust under Declaration
of Trust dated February 3, 2003 and recorded in Book 28909, Page 262, of
11 Pondview Way, Northboro MA
with *quitclaim covenants*

the land, with the buildings thereon, situated in said Mendon, Worcester County,
Massachusetts, on the southwesterly side of Millville Street and being further
bounded and described as follows:

COMMENCING at the corner of land of Edward Tebo at the junction of said
Millville Street with the old road over Wigwam Hill;

THENCE N. 52° 15' W. with the wall and said Tebo's land 174 feet to
the corner of the walls at other land of Lamothe;

THENCE S. 17° 35' W., 95 feet to an angle;

THENCE S. 53° W. 37 feet to an angle;

THENCE S. 9° 10' W. 76 feet to an angle;

THENCE S. 72° 5' W., 52.5 feet to an angle;

These last four lines with a wall and the grantor's other land;

THENCE S. 6° 30' E. 155.5 feet to a stake;

THENCE N. 76° 30' E., 331.55 feet to the end of a wall at said Millville
Street;

These two lines on said Grantor's land.

169 Millville Street, Mendon, MA

*Simonian ...
32 Elm St
with*

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 03/05/2004 02:31 PM
Ctrl# 015958 0388 Doc# 00036410
Fee: \$866.40 Cons: \$190,000.00

THENCE in a northwesterly direction with the line of said road, 195 feet to the place of beginning.

Containing one and one third acres, be the same more or less.

Being the same and all the same premises as were conveyed to Aram A. Lamothe and Blanche C. Lamothe by Deed of Joseph Lamothe dated May 18, 1938 recorded in Worcester District Registry of Deeds Book 2720, Page 587. Aram A. Lamothe died a resident of Mendon, Massachusetts on June 30, 1986.

Executed as a sealed this 5th day of March, 2004.

*Blanche C. Lamothe by Gerard F. Lamothe
her attorney in fact*

BLANCHE C. LAMOTHE, by Gerard F. Lamothe
her Attorney in Fact, Book 32986 Page 287

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

March 5, 2004

Personally appeared the above-named, Gerard F. Lamothe, Attorney in Fact for Blanche C. Lamothe and acknowledged the foregoing instrument to be ~~his~~^{her} free act and deed.

Before me,

Michael B. Murray
Notary Public Michael B. Murray

My Commission Expires: July 14, 2006

ATTEST: WORC. Anthony J. Vigliotti, Register