

186294

25th

QUITCLAIM DEED

*Property Address:
2 MYRTLE STREET, MENDON, MA*

I, Anita V. Pezzella, of 2 Myrtle Street, Mendon, Worcester County, Massachusetts, for consideration of one dollar paid, and for consideration of love and affection, grant to Robert F. Pezzella of 1587-2 Barry Road, Holland, Worcester County, Massachusetts and Thomas L. Pezzella of 215 Yew Street, East Douglas, Worcester County, Massachusetts, or the issue of either of them that shall predecease me, as tenants in common, with quitclaim covenants, the land, together with the buildings thereon, in Mendon, Worcester County, Massachusetts, described on Exhibit A, attached hereto, however reserving in myself a life estate in said land and buildings, which I own and utilize as my principal residence and declaring that I am entitled to and hereby declare an estate of homestead in the land and buildings, and the protection as an elderly person, pursuant to G. L. c. 188 § 1A.

For my title see deeds recorded in Book 3760 , Page 39 and Book 4480, Page 418, in the Worcester District Registry of Deeds.

Witness my hand and seal this 27th day of June, 1994.

Anita V. Pezzella
Anita V. Pezzella

The Commonwealth of Massachusetts

Norfolk, ss.

June 27, 1994

Then personally appeared the above-named Anita V. Pezzella and acknowledged the foregoing instrument to be her free act and deed, before me,

Kathryn B. Quinn
Kathryn B. Quinn, Notary Public.
My commission expires June 12, 2000.

Seal

RETURN TO:

HARLAN SMITH

~~38 POND ST~~

134 MAIN STREET

MILFORD, MA 01757

95 DEC 14 AM 9:07

Exhibit A

Parcel I

A certain tract or parcel of land in said Mendon situated on the southeasterly side of Millville Road and the northeasterly side of the proposed road described in deed of Charles W. Arrand to Leslie C. Childs et ux., dated October 8, 1954, recorded with Worcester District Deeds, Book 3629, Page 25 and being more particularly bounded and described as follows, to wit:-

Beginning at an iron pipe at the most westerly corner of the granted premises at the intersection of the southeasterly line of said Millville Road and the northeasterly line of said proposed road, thence S. 30° E. by said proposed road 131 feet to an iron pipe; thence N. 60° E. by other land of the grantor 131 feet to an iron pipe; thence N. 30° W. by remaining land of the grantor 131 feet to the iron pipe in the southeasterly line of said Millville Road; and thence S. 60° W. by the southeasterly line of said Millville Road 131 feet to the point of beginning.

Together with a general easement in common with the grantor his heirs and assigns in, on, through, upon, over, and under said proposed road.

Said premises are conveyed subject to the restriction which shall expire January 1, 2000 that the premises shall not be used or occupied nor permitted to be used or occupied in whole or in part by a trailer designed to be used as a dwelling or used for a dwelling or by such a trailer like building.

Parcel II

A certain tract or parcel of land in said Mendon situated on the southeasterly side of Millville Road and being more particularly bounded and described as follows, to wit:-

Beginning at the most northerly corner of the granted premises at a drill hole in a stone wall in the southeasterly line of said Street which point is 17.05 feet distant S. 60° W. of a Worcester County highway bound; thence S. 60° W. by the southeasterly line of said Street 131 feet to an iron pipe; thence S. 30° E. by land of one Pezzella; 131 feet to an iron pipe; thence N. 60° E. by land of one Nealley, 124.5 feet to an iron pipe in a stone wall; thence northwesterly by said stone wall and land of one Wiersma 131 feet more or less to the drill hole at the point of beginning.

Said premises are conveyed subject to the restriction which shall expire January 1, 2000 that the premises shall not be used or occupied nor permitted to be used or occupied in whole or in part by a trailer designed to be used as a dwelling or used for a dwelling or by such a trailer-like building.

ATTEST: WORC. Anthony J. Vigliotti, Register