

WE, JOHN G. CARRABBA and HELEN E. CARRABBA, husband and wife, both

of Mendon, Worcester County, Massachusetts,

in consideration of ONE (\$1.00) DOLLAR-----

grant to ANNE L. HAGANEY, individually, with a usual mailing address of:
c/o John G. Carrabba, 15 Park Street, Mendon, MA 01756

xox

with quitclaim covenants

the land in
The land in the Town of Mendon, being part of premises described in a deed from Helen E. Carraba, Mary P. Fantini, William J. Quirk and John E. Quirk to Elizabeth B. Quirk, said deed being dated September 10, 1951, and recorded with Worcester Registry of Deeds, Book 3369 Page 66, and the land hereby conveyed is bounded and described as follows, to wit:-

- BEGINNING: At the North East corner of the granted premises on the westerly side of Park Street, at a drill hole in the wall at other land now or formerly of Quirk;
- THENCE: N. 59° 40' W. along the wall 251.3 feet to a drill hole at the end of a wall, at a gate;
- THENCE: N. 13° 30' E. along a wall 13.5 feet across the gateway to a drill hole in the end of a wall;
- THENCE: N. 62° 25' W. along a wall 431 feet more or less to a drill hole in corner of walls at land now or formerly of one Gaskill, the last three lines bounding on land now or formerly of Quirk;
- THENCE: S. 22° 25' W. along a wall and bounding westerly by land of Gaskill 178.5 feet to a drill hole in corner of walls at land now or formerly of one Wright;
- THENCE: S. 58° 49' E. along a wall and bounded southerly by Wright land 712 feet more or less to a drill hole in the wall at Park Street;
- THENCE: N. 13° 50' E. along the wall on the westerly side of said Park Street 201.3 feet to the point of beginning.

Containing 3 acres, more or less. All of which is shown on a plan marked "Plan of Land of John G. & Helen E. Carrabba Park Street, Mendon, Mass., October 1951, Scale 1 inch equals 40 feet" by Eastman & Corbett Inc. Milford. Said plan is recorded in Worcester District Registry of Deeds as Plan Book 178 Plan 12.

Being the same premises conveyed to John G. Carrabba and Helen E. Carrabba, husband and wife, by deed of Elizabeth B. Quirk dated November 2, 1951 and recorded in Worcester District Registry of Deeds Book 3380 Page 209.

RETURN TO: JOSEPH C. COVE, ESQ.
P.O. BOX 390
UXBRIDGE, MA 01569

Property Address: 15 Park Street, Mendon, MA 01756

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Reserving to these Grantors a life estate in the above-described premises which the life tenant-grantor shall enjoy for the rest and remainder of his/her life without paying any occupancy fee, rental fee or other payment for the continuing use and enjoyment of the life estate on the entire premises. The life tenant shall be entitled to the sole use and occupancy of the premises and will have the right to enforce and pursue all legal remedies against any party for the obstruction or interference with the life tenants' peaceable use of the premises.

Executed as a sealed instrument this

26th

day of

June 2012

[Handwritten signature]

[Handwritten signature: John G. Carrabba]
John G. Carrabba

[Handwritten signature]

✓
Helen E. Carrabba

[Handwritten signature: Helen E. Carrabba]
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The Commonwealth of Massachusetts

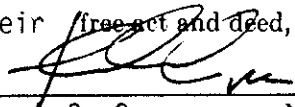
Worcester

ss.

Then personally appeared the above named John G. Carrabba and Helen E. Carrabba

and acknowledged the foregoing instrument to be their free act and deed,

Before me,


Joseph C. Cove

Notary Public ~~XXXXXXXXXXXX~~

My commission expires

1-21-2005

ATTEST: WORC. Anthony J. Vigliotti, Register