



**QUITCLAIM DEED**

I, John E. Quirk, Sr., Trustee of the Park Realty, Nominee Trust under Declaration of Trust dated March 21, 1997 recorded with the Worcester County Registry of Deeds at Book 18685, Page 119 (the "Trust"), for consideration paid in full of THREE HUNDRED EIGHTY FIVE THOUSAND DOLLARS (\$385,000.00) and John E. Quirk, Sr., individually, grant with *quitclaim covenants* to John E. Quirk, Jr. and James M. Quirk, of Mendon, Massachusetts, as joint tenants with rights of survivorship, but reserving a Life Estate in John E. Quirk, Sr. of 14 Park Street, Mendon, Massachusetts, the land and buildings thereon situated on the easterly side of Park Street in Mendon, Worcester County, Massachusetts and being shown as Lot 14 on a plan of land entitled Plan of Land in Mendon, MA for Estate of Elizabeth Quirk, Scale 1" = 60' April 7, 1995, Rev. October 17, 1996 (Lot Line 14/16) Shea Engineering & Surveying Co., Inc. said plan being filed in Worcester District Registry of Deeds, Plan Book 710, Plan 70.

Said Lot 14 containing over 12.7 Acres, more or less, according to said plan.

Said premises are hereby conveyed subject to the right to maintain poles and wires across the granted premises as recited in deed of Elizabeth O. Wood to Henry W. Gaskill et als. Dated November 24, 1923, recorded with said Deeds, Book 2319, Page 454.

Said premises are hereby conveyed subject to Easement to Worcester County Electric Company and New England Telephone and Telegraph dated March 16, 1955, recorded with said Deeds, Book 3681, Page 481.

For title see Deed dated March 21, 1997 recorded with the Worcester County Registry of Deeds at Book 18685, Page 125.

WITNESS my hand and seal this 16<sup>th</sup> day of December, 2003.

Park Realty, Nominee Trust

*John E. Quirk Sr. Trustee*  
By: John E. Quirk, Sr., Trustee

*John E. Quirk Sr.*  
John E. Quirk, Sr., Individually

**THE COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss

December 16, 2003

Then personally appeared the above named JOHN E. QUIRK, SR., TRUSTEE aforesaid and individually and acknowledged the foregoing instrument to be his free act and deed, as Trustee of said Trust and individually before me,

*Robert R. Capobianco*  
Robert R. Capobianco, Notary Public  
My commission expires: 4/23/2010

**Return to:**  
THE LAW OFFICES OF  
**CAPOBIANCO & GENTILI, P.C.**  
15 WEST CENTRAL STREET  
NATICK, MASSACHUSETTS 01760

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/17/2003 12:17 PM  
Ctrl# 013129 12452 Doc# 00324237  
Fee: \$1,755.60 Cons: \$385,000.00

14 PARK ST., MENDON

ATTEST: WORC. Anthony J. Vigliotti, Register

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