



Bk: 51001 Pg: 174

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Property Address: 3 Myrtle St. Mendon

2 pages
Mail to:
Todd A. Gattoni, Esq.
P.O. Box 94
Milford, MA 01757

QUITCLAIM DEED

I, Margaret A. Elliott, being an unmarried woman, of Mendon, Worcester County, Massachusetts 01756

for consideration paid of less than One Hundred (\$100.00)-----Dollars

grant to John Elliott, of 119 East St., Uxbridge, Massachusetts 01569, Marie Dunlavey, of 154 Rathburn St., Apt. #2, Woonsocket, Rhode Island 02895 and Michael C. Elliott, of 21 Stonegate Lane, Derry, New Hampshire 03038, as joint tenants with rights of survivorship and not as tenants in common

with quitclaim covenants

A certain parcel of land, including the building thereon, situated in Mendon, Worcester County, Massachusetts, on the southwesterly side of a proposed road described in Deed of Charles W. Arrand to Leslie C. Childs, et us, dated October 8, 1954 and recorded with the Worcester District Registry of Deeds in Book 3629, Page 25, and being more particularly bounded and described as follows:

Beginning at an iron pipe at the southeasterly corner of the granted premises at a point in the southeasterly line of said proposed road at land now or formerly of one Barnes, formerly of Charles W. Arrand;

Thence S. 60° W., by land of said Barnes, 363 feet, more or less, to an iron pipe at land now or formerly of one Comolli;

Thence Northerly by said Comolli land, 140 feet, more or less, to an iron pipe;

Thence N. 60° E., 181 feet by land now or formerly of said Arrand to an iron pipe;

Thence continuing the same course by land now or formerly of said Arrand, 131 feet to an iron pipe in the southwesterly line of said proposed road; and

Thence S. 30° E. by the southwesterly line of said proposed road, 131 feet to an iron pipe at the point of beginning.

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

Subject to and together with pole and wire rights granted Worcester County Electric Company and New England Telephone and Telegraph in Book 3723, Page 517.

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Reserving to the Grantor, Margaret A. Elliott, however, a life estate in the above said premises during the remainder of her lifetime, during which time the said Margaret A. Elliott shall have the exclusive right to occupy the premises, to lease, let or license the same, and she shall be entitled to all rents, fees, or profits generated from said life estate, but without the right to partition. During said Grantor's lifetime, she shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and they shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon.

Being the same premises conveyed in deed recorded in Book 18124, Page 205.


Property Address: 3 Myrtle Street, Mendon, MA 01756

Witness my hand and seal, this 28th day of May 2013.


Margaret A. Elliott

Commonwealth of Massachusetts
County of Worcester

On this 28th day of May 2013, before me, the undersigned notary public, personally appeared Margaret A. Elliott, proved to me through satisfactory evidence of identification, being a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public – Todd A. Gattoni
My commission expires: 3/21/14

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TITLE NOT EXAMINED