

91219

*Handwritten signature*

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

I, FLORENCE SMITH,

of Mendon, Worcester County, Massachusetts,  
in consideration of ONE (\$1.00) DOLLAR-----

grant to MAUREEN CLARKE and AUDREY SMITH, as Joint Tenants and not as tenants in common with a usual mailing address c/o Florence Smith, 147 Uxbridge Road, Mendon, MA 01756

of

with quitclaim covenants

the land in

Parcel No. 1:

That certain parcel of land with buildings thereon situated on the northerly side of Mendon Road and is the first house over the Uxbridge Line, situated in the Town of Mendon, just easterly of the Town line of Uxbridge and Mendon, Worcester County, Massachusetts bounded and described as follows:

COMMENCING: At the southwesterly corner of the premises at the corner of walls, at land now or formerly of Mary Kempton Estate;

THENCE: N. 3° 35' E. with said Kempton land, now or formerly, and said wall 567.5 feet;

THENCE: S. 86° 25' E. 153.5 feet with land of Henrietta Taft, now or formerly, to a stake;

THENCE: S. 3° 35' W. with said Taft land and parallel with the first described line 567.5 feet, more or less, to said road;

THENCE: Westerly with said road to the place of beginning.

Containing: Two acres of land, more or less.

Being the same premises conveyed to Robert W. Smith and Florence Smith by deed of Walter E. Brigham dated November 21, 1941 and recorded in Worcester District Registry of Deeds Book 2838 Page 264.

Parcel No. 2:

That certain parcel of land situated partly in Uxbridge and partly in Millville, Worcester County, Massachusetts containing three acres and thirty-three rods, more or less, near the State Highway and being more particularly bounded and described as follows:

EASTERLY by the Providence and Worcester Railroad;  
NORTHERLY by land formerly of one Pelatiah Darling;  
WESTERLY by the Blackstone River; and

Property Address: 147 Uxbridge Road, Mendon, MA 01756

RECORDED 9 AM AUG 19 1996

SOUTHERLY by land formerly of Joseph Tucker.

Being the same premises conveyed to Robert W. Smith and Florence Smith by deed of Saverio F. Fantini and Mary P. Fantini dated March 24, 1973 and recorded in Worcester District Registry of Deeds Book 5322 Page 386.

Parcel No. 3:

That certain parcel of land situated on the northerly side of Uxbridge road, so-called, in the Town of Mendon, Worcester County, Massachusetts, a Massachusetts State Highway and on the westerly side of the old road leading from said Uxbridge Road northerly to the Hartford Turnpike bounded and described as follows:

BEGINNING: At the northwesterly corner of the premises at a corner of walls at land now or formerly of Perry Wood and land formerly of Jerry Wheelock;

THENCE: South 3 deg. 47 min. west with the line of a wall by land formerly of Wheelock 99.0 feet;

THENCE: South 3 deg. 27 min. west partly with the line of a wall by land formerly of said Wheelock 1016.90 feet to a corner of land now or formerly of Smith;

THENCE: South 86 deg. 33 min. east by land now or formerly of Smith 153.50 feet;

THENCE: South 3 deg. 27 min. west by land now or formerly of Smith 551.50 feet to the northerly line of said Uxbridge Road;

THENCE: North 87 deg. 30 min. east by the northerly line of said Road 491.52 feet to a Massachusetts Highway Bound;

THENCE: South 83 deg. 49 min. east by the northerly line of said road 24.46 feet to a spike in the root of a maple tree;

THENCE: North 3 deg. 01 min. east by land now or formerly of Taft 435.07 feet to a drill hole in a rock;

THENCE: North 81 deg. 13 min. east by land now or formerly of Taft 163.60 feet to the center of the old road;

THENCE: By the center line of said old road 1525.30 feet;

THENCE: South 66 deg. 47 min. west with the line of a wall by land now or formerly of Perry Wood 522.50 feet to the point of beginning, containing 26 acres, more or less.

Subject to the right of way and easement granted to the Worcester Suburban Electric Comapny for the maintenance and construction of Power Transmission lines.

Being the same premises conveyed to Robert W. Smith and Florence Smith by deed of Henrietta S. Taft dated July 28, 1949 and recorded in Worcester District Registry of Deeds Book 3200 Page 445.

Reserving to this Grantor a life estate in the above-described premises which the life tenant-grantor shall enjoy for the rest and remainder of 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 puruse all legal remedies against any party for the

obstruction or interference with the life tenants' peaceable use of the premises.

The Grantor further reserves all rights of deferral under Internal Revenue Code Section 1034 and rights of exemption under Internal Revenue Code Section 1219 amended.

#9571-1  
des(mb)

Executed as a sealed instrument this 18<sup>th</sup> day of July 1996

[Signature]  
Witness  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Florence Smith  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**The Commonwealth of Massachusetts**

Worcester

ss.

18 July 1996

Then personally appeared the above named

Florence Smith

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

Before me, [Signature]  
Joseph C. Carr Notary Public — Justice of the Peace  
My commission expires 1 - 30 1998

[Signature]