



Bk: 39469 Pg: 64 Doc: DEED  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 07/28/2006 02:50 PM  
Ctrl# 054600 23981 Doc# 00112906  
Fee: \$934.80 Cons: \$205,000.00

**QUITCLAIM DEED**

I, SUSAN J. McGRATH, Trustee of The 136 Uxbridge Road Realty Trust under Declaration of Trust dated November 11, 2005 and recorded in Worcester District Registry of Deeds in Book 37787 Page 158, of East Taunton, Massachusetts,

In consideration of TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00) DOLLARS

**GRANT TO:** TIPHANIE A. MILLER and PIERRE L. GELINAS, *AS JOINT TENANTS AND NOT AS TENANTS IN COMMON*

With a usual mailing address of: 136 Uxbridge Road, Mendon, MA 01756

**WITH QUITCLAIM COVENANTS:**

The two parcels of land in Mendon, Worcester County, Massachusetts located on the southerly side of Uxbridge road, a public way, and more particularly described as follows:

PARCEL ONE

The land together with buildings thereon, in Mendon, Worcester County Massachusetts situated on the southerly side of Uxbridge Road, a Massachusetts State Highway and being more particularly described as lot # 1-A on a plan of land entitled "Plan of land in Mendon, Mass., Section Two of Land owned by Henry J. Bennett, et. ux, dated November 1956, Milton C. Taft, C.E"., recorded with the Worcester District Registry of Deeds Plan Book 221, Plan 10.

PARCEL TWO

The land in the Town of Mendon on the southerly side of Uxbridge Road, also known as (Mass Rte, 16) and more particularly described as Parcel "A" on a plan of land entitled "Land of Arthur L. Clark and Marjorie A. Clark to be conveyed to John W. Austin and Olivine B. Austin, Mendon, Mass. Dated October 26, 1983, Scale 1"=20' drawn by John R. Andrews III" and recorded with the Worcester District registry of Deeds Plan Book 515 Plan 47.

Property Address: 136 Uxbridge Road, Mendon, MA 01756

ADAMS & ASSOCIATES

ORDER NO. 06-417

*MAIL  
Tiphane A. Miller  
136 Uxbridge Rd  
Mendon, Mass  
01756*

*U*

Both parcels being the same premises conveyed to Grantor by deed of Olivine B. Austin dated November 11, 2005 and recorded in Worcester District Registry of Deeds in Book 37787 Page 163.

Witness my hand and seal this 14<sup>th</sup> day of July, 2006.

*Susan J. McGrath, Trustee*

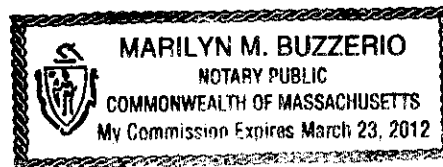
Susan J. McGrath, Trustee  
The 136 Uxbridge Road Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 14<sup>th</sup> day of July, 2006, before me, the undersigned notary public, personally appeared Susan J. McGrath, Trustee of The 136 Uxbridge Road Realty Trust, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose .

*Marilyn M. Buzzerio*  
\_\_\_\_\_  
Notary Public



Seal of Notary

ATTEST: WORC. Anthony J. Vigliotti, Register