

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

WE, PHEBE M. LUNDVALL of Mendon, Worcester County, Massachusetts;  
LORRAINE J. SCHRECENGOST of said Mendon; JOAN E. HOLT of Kalispell,  
Montana; and KENNETH W. LUNDVALL of Southboro, Worcester County, Massachusetts,  
~~xxx~~  
as Tenants in Common  
~~being executed~~, for consideration paid, and in full consideration of less than \$100.00

grant to LORRAINE J. SCHRECENGOST of 56 Hartford Avenue, Mendon,  
Worcester County, Massachusetts; JOAN E. HOLT of 394 First Avenue W.N.,  
Kalispell, Montana; and KENNETH W. LUNDVALL  
of 3 Moulton Road, Southboro, Worcester County, with quitclaim covenants  
Massachusetts, as Tenants in Common  
the land in Mendon, County and State aforesaid, being all the same premises  
described in a deed from Mary J. Cook et als to Joseph Sowa and  
Margaret Sowa, ~~Description as recorded in Book 13091~~ dated  
November 29, 1922, and recorded in Worcester District Deeds; and by  
deed from Joseph and Margaret Sowa to Josephine E. Lundvall dated  
July 11, 1925 and recorded with Worcester District Deeds, Book 2377,  
Page 22, bounded and described as follows, to wit:

"a certain lot of land, with the buildings thereon,  
located in the southeasterly part of Mendon on the northwesterly  
side of Hartford Avenue, bounded and described as follows:-  
beginning at the easterly corner of the granted premises on  
the northwesterly side of Hartford Avenue, and at land of  
Orrin C. Cook, formerly of Clark Cook; thence N. 42 W. by said  
Orrin C. Cook land, sixteen and one half (16½) rods; thence  
S. 48 W. by said Orrin C. Cook land, with the wall, ten (10)  
rods; thence N. 42 W. by said Orrin C. Cook land and with  
the wall to land of one Whiffen, formerly of Gilbert Cook;  
thence southerly and southeasterly by a various line and  
with the wall by land of said Whiffen to the southwesterly  
corner of the land of one Thayer, formerly of Cornelius  
Metcalf, near a pond; thence northerly and then easterly  
by other land of said Thayer, formerly of Samuel W. Wilcox  
to the northwesterly side of said Hartford Avenue; thence  
northerly by the northwesterly side of said Hartford Avenue,  
to the place of beginning."

Excepting from said parcel the following:

Deed from John Lundvall to Kenneth and Nancy Lundvall, said  
deed dated December 27, 1972 and recorded in Worcester Deeds  
in Book 5296, Page 301.

Deed from John Lundvall to Reed H. and Lorraine Schrecengost,  
said deed dated April 6, 1987 and recorded with Worcester  
Deeds in Book 10370, Page 64.

Both parcels are shown on a plan entitled "Plan of Land,  
Mendon, Mass. Prepared for: Reed H. & Lorraine Schrecengost,  
Scale: 1" = 60', dated December 22, 1986, Survey by: GLM  
Engineering Consultants, Inc., 838 Washington Street,  
Holliston, Mass." said plan recorded with Worcester Deeds. ✓  
SEE PLAN BOOK 574 PAGE 49.

For our title see Estate of John L. Lundvall, Worcester Probate  
No. 88P0983-E1 and for title of John Lundvall see deed from  
Josephine E. Lundvall recorded with Worcester Deeds Book 2643,  
Page 27.

Reserving to and granting a life estate in said granted  
premises to Phebe M. Lundvall.

Property address: 56 Hartford Ave., Mendon, MA

NOV 7 1 43 PM '90

(\*Individual — Joint Tenants — Tenants in Common.)

Witness our hands and seals this 30th day of October, 1990

*Kenneth W. Lundvall*  
Kenneth W. Lundvall

*Phebe M. Lundvall*  
Phebe M. Lundvall  
*Lorraine J. Schrecengost*  
Lorraine J. Schrecengost  
*Joan E. Holt*  
Joan E. Holt

The Commonwealth of Massachusetts

Norfolk ss. October 30 19 90

Then personally appeared the above named Phebe M. Lundvall and Lorraine J. Schrecengost

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

*Robert W. Simmler*  
Robert W. Simmler Notary Public - ~~Justice of the Peace~~

My commission expires Feb. 15 19 96

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC., Anthony J. Viglotti, Register