



2003 00299942

Bk: 32214 Pg: 74 Doc: DEED
Page: 1 of 2 11/13/2003 09:40 AM**QUITCLAIM DEED**

I, CORA C. BOUCHARD, of 52 Bellingham Street, Mendon, Worcester County, Massachusetts,

In consideration of One Dollar (\$1.00),

Grant to CORA C. BOUCHARD, Trustee of the CORA C. BOUCHARD FAMILY TRUST, under a Declaration of Trust executed on November 6, 2003 (an unrecorded trust, see Certificate of Trustee recorded prior to the recording of this deed in Book 322214, Page 73).

With Quitclaim Covenants

A certain parcel of land, being known as 52 Bellingham Street, on the northeasterly side of Bellingham Road, in Mendon, Massachusetts, as shown on plan entitled "Plan of Land in Mendon, Mass. Property of Carboni Realty Trust Scale 1"=40' June 30, 1964. Schofield Brothers, Reg. Land Surveyors 48 Park Street, Framingham, Mass. & 121 East Main St., Milford, Mass." which plan has been recorded in the Worcester County Registry of Deeds in Plan Book 284 Plan 94, and which parcel is more particularly described and bounded as shown on said plan as follows:

BEGINNING	at the most southerly point of the granted premises at a point on the northeasterly line of said Bellingham Road, which point is 3100 feet, more or less, from Bates Street, at other land of the grantor; thence
THENCE	N. 37° 07' 37" W., along said northeasterly line of Bellingham Road, 174.38 feet, to a point; thence
THENCE	N. 30° 56' 42" E., along other land of the grantor, 139.93 feet, to a point; thence
THENCE	S. 63° 26' 06" E., along said other land of the grantor, 80.50 feet, to a point; thence
THENCE	N. 46° 49' 41" E., along said other land of the grantor, 133.00 feet, to a point; thence
THENCE	S. 43° 10' 19" E., along said other land of the grantor, 210.00 feet, to a point; thence
THENCE	S. 46° 49' 41" W., along said other land of the grantor, 110.00 feet, to a point; thence
THENCE	N. 43° 10' 19" W., along said other land of the grantor, 25.00 feet, to a point; thence

Law Office of David G. Harrison
112 Main St., P.O. Box 397
Upton, MA 01568

Property of Grantor = 52 Bellingham Street, Mendon, MA

2

THENCE S. 60° 17' 44" W., along said other land of the grantor, 209.59 feet, to the point of beginning.

Said premises are conveyed subject to and with the benefit of easements, reservations, restrictions, and rights of way of record so far as the same are now in force and applicable.

Grantor's spouse, Stanley F. Bouchard is deceased, Worcester Probate & Family Court Docket #82-P3004-58.

For Grantor's Title, see the following: by deed of Alfred V. Carboni, Trustee of Carboni Realty Trust under a declaration of trust dated February 24, 1961 (said trust recorded in the Worcester Country Registry of Deeds in Book 4276, Page 433), dated July 27th, 1964 and recorded with the Worcester Country Registry of Deeds in Book 4485, Page 469.

Witness my hand and seal this 6th day of November, 2003.


CORA C. BOUCHARD

Commonwealth of Massachusetts

Worcester, ss.

Date: November 6, 2003

Then personally appeared the above named CORA C. BOUCHARD and acknowledged the foregoing instrument to be her free act and deed, before me


Notary Public: David G. Harrison
My Commission Expires: December 9, 2005



*****Quitclaim Deed Regarding 52 Bellingham Street, Mendon, MA*****

Law . . . David G. Harrison
112 Main St., P.O. Box 397
Upton, MA 01568

ATTEST: WORC. Anthony J. Vigliotti, Register

52 Bellingham St, Mendon, MA