



2006 00129293

Bk: 39660 Pg: 140 Doc: DEED  
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**Return to:**

Gattoni & Gattoni  
232 Main Street  
Milford, MA 01757

**QUITCLAIM DEED**

I, Beatrice E. Morin, surviving tenant by the entirety, of Blackstone, Worcester County, Massachusetts,

for consideration paid of less than One Hundred and 00/100 (\$100.00)-----Dollars

grant to Beatrice A. Ladieu, Sandra Y. Ducharme, Mary E. Castaldi, Rita A. Westberg, George E. Morin, Ethel M. Morin, and Georgette E. Ducey, as joint tenants, of 30 Kinsley Lane, Mendon, Worcester County, Massachusetts,

*with quitclaim covenants*

The land in Mendon, Worcester County, Massachusetts, with buildings thereon, being described and bounded as follows:

"A certain tract or parcel of land, with the buildings thereon, situated on the southerly shore of Lake Nipmuc, in said Mendon, and being more particularly bounded and described as follows: to wit:

Beginning at a sycamore tree at the northeasterly corner of the granted premises on the southerly shore of said lake at land of Roland Marcotte, formerly of one Howard;

Thence: S. 23° 30' E. by other land of said Marcotte, 139.00 feet to a cement bound;

Thence: Continuing the same course, 50.00 feet to a cement bound;

Thence: S. 68° 25' W., 66 feet to a cement bound;

Thence: N. 23° 45' W., 70 feet to a cement bound, the last three courses bounding on land now or formerly one Kinsley;

30 Kinsley Lane, Mendon

Property Address:

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- Thence: S. 68° 25' W., 66 feet to a cement bound;
- Thence: N. 23° 45' W., 70 feet to a cement bound, the last three courses bounding on land now or formerly one Kinsley;
- Thence: N. 22° 30' W. 45.90 feet to a cement bound;
- Thence: N. 8° 27' W., 66.67 feet to a cement bound;
- Thence: Continuing the same course, 7.30 feet to the shore of said lake, the last two courses bounding on land now or formerly of one Young, formerly of one Edmands;
- Thence: Easterly by the shore of said lake to the point of beginning.

Said premises are conveyed together with and subject to easements of record so far as the same are now in force and applicable.

Reserving to the Grantor, Beatrice E. Morin, however, a life estate in the above said premises during the remainder of her lifetime, during which time the said Beatrice E. Morin 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 she shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon.

Meaning to convey and hereby conveying the premises set forth in Deed of Roland Marcotte et ux to Emile Morin et ux dated March 16, 1990, recorded with said Deeds in Book 4475, Page 500.

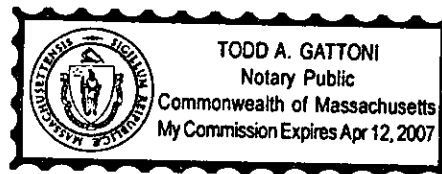
Executed as a sealed instrument, this 22nd day of August, 2006.

Beatrice E. Morin  
Beatrice E. Morin

Commonwealth of Massachusetts  
Worcester, ss

On this 22nd day of August, 2006, before me, the undersigned notary public, personally appeared Beatrice E. Morin, 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 acknowledged to me that she signed it voluntarily for its stated purpose.

Todd A. Gattoni  
Notary Public – Todd A. Gattoni  
Commission Expires: 04/12/07



ATTEST: WORC. Anthony J. Vigliotti, Register