



2011 00006643

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/19/2011 01:42 PM
Ctrl# 100063 10676 Doc# 00006643
Fee: \$456.00 Cons: \$100,000.00

QUITCLAIM DEED

We, JOHN S. HOGARTH and GLORIA M. HOGARTH of Mendon, Worcester County, Massachusetts

In consideration paid of One Hundred Thousand and no/100 Dollars

Grant to ANDREA D. HOGARTH, individually, with a usual mailing address of P.O. BOX 158, Mendon, MA 01756

WITH QUITCLAIM COVENANTS:

A certain tract or parcel of land hereinafter more definitively described and with the buildings thereon situated on the Northerly side of Maple Street, formerly called County Road and formerly called the Boston and Hartford Turnpike, in Mendon, Worcester County, Massachusetts and being more particularly bounded and described as follows:

BEGINNING at an iron pipe at the Southeasterly corner of the premises at said Maple Street and by land now or formerly of Dorothy S. Mantoni;

THENCE S. 86° 21' W. by said Maple Street, 139.05 feet to an iron pipe;

THENCE N. 8° 15' W. by Elm Street, 90.60 feet to an iron pipe;

THENCE N. 80° 13' E. 54.42 feet to an iron pipe;

THENCE N. 57° 10' E., 54.88 feet to an iron pipe;

THENCE N. 84° 18' E. 19.28 feet to an iron pipe, the last three courses bounding by land now or formerly of John S. and Gloria M. Hogarth;

Property address: 11 Maple Street, Mendon, MA

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THENCE S. 15° E., by land now or formerly of one Dorothy S. Mantoni, 126.28 feet to an iron pipe at the point of beginning.

The above-described premises are shown on plan entitled "Land in Mendon, Mass., Estate of May E. Brown, dated November 19, 1963, by John Robert Andrews, Jr., Surveyor, and recorded in Plan Book 280, Plan 86.

Conveyance subject to Notice of Variance, Mendon Board of Appeals recorded in Book 4465, Page 566, if still in force and effect.

Conveyance is not subject to reservation of well rights and rights to enter of Dorothy S. Mantoni recorded Book 4465 Page 571 and easement rights of Dorothy S. Mantoni recorded Book 4736 page 227 and any and all well and/or easement rights of said Mantoni recorded Book 8082 Page 195. See Death Certificate of Dorothy S. Mantoni recorded Book 32985 page 118.

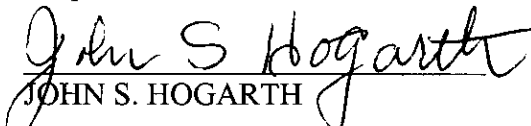
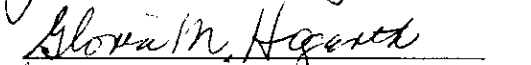
Conveyance is subject to mortgage deed recorded Book 26318 Page 83.

Subject to real estate taxes assessed but not yet due and payable.

Reserving to these Grantors a life estate in the above described premises which the life tenant(s)-grantor(s) shall enjoy for the rest and remainder of their/his/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 pursue all legal remedies against any party for the obstruction or interference with the life tenant's peaceable use of the premises.

For grantors title see deed from John S. Hogarth and Gloria M. Hogarth to John S. Hogarth and Gloria M. Hogarth dated 17 December, 1997 and recorded with the Worcester District Registry of Deeds in Book 19446, Page 269.

Witness our hands and seals this 24th day of September, 2010.


JOHN S. HOGARTH

GLORIA M. HOGARTH

COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

On this 24th day of September, 2010, before me, the undersigned notary public, personally appeared, John S. Hogarth and Gloria M. Hogarth, 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 (he)(she) signed it voluntarily for its stated purpose.

Marianna Buteyn

Notary Public

Seal of Notary

My commission expires: 3-25-16

