

Quitclaim Deed

*25 W
AMB*

We, LEO L. TETREAULT, JR. and MARGARET A. TETREAULT, husband and wife, both of Mendon, Worcester County, Massachusetts

in consideration of less than ONE HUNDRED (\$100.00) DOLLARS paid,

grant(s) to LEO L. TETREAULT, JR. and MARGARET A. TETREAULT, as Trustees of the TETREAULT FAMILY TRUST, established under a Declaration of Trust dated April 10, 1995 and registered in the Worcester District Registry of Deeds, Registered Land Section, as Document No. 060861 on Certificate of Title No. 12866 and having a mailing address of 18 North Avenue, Mendon, Worcester County, Massachusetts 01756

with quitclaim covenants

A certain parcel of land, with the buildings thereon, situated on the westerly side of North Avenue in Mendon, Worcester County, Massachusetts, bounded and described as follows, to wit:-

BEGINNING at a stone bound at land now or formerly of one Oppewall, on the westerly side of said street,

THENCE S. 18° E. by the westerly side of said North Avenue about 80 feet to a stake;

THENCE S. 72° W. in a straight line from said stake about 241 feet to a wire fence at land of the Inhabitants of the Town of Mendon;

THENCE N. 17° 45' W. by said wire fence about 80 feet to a stake; and

THENCE N. 72° E. in part by said Oppewall land about 241 feet to the stone bound at the point of beginning.

Property address: 18 North Avenue, Mendon, Massachusetts

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Being the same and all the same premises as were conveyed to Leo L. Tetreault, Jr. and Margaret A. Tetreault by Deed of Curtis A. Palmer dated May 10, 1971 and recorded in Worcester District Registry of Deeds Book 5113 Page 493.

Executed as a sealed instrument this 10th day of April 1995.

Leo L. Tetreault, Jr.
LEO L. TETREAULT, JR.

Margaret A. Tetreault
MARGARET A. TETREAULT

Commonwealth of Massachusetts

Worcester, ss

April 10, 1995

Then personally appeared the above-named Leo L. Tetreault, Jr. and Margaret A. Tetreault and acknowledged the foregoing instrument to be their free act and deed,

before me *Richard A. Villani*
Richard A. Villani
Notary Public
My commission expires 08-30-96

T.N.E.

ATTEST: WORC. Anthony J. Viglietti, Register