



QUITCLAIM DEED

I, Concetta M. Abretti, of Mendon, Worcester County, Commonwealth of Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant a life estate interest to Concetta M. Abretti, of 27 North Avenue, Mendon, Massachusetts with a remainder interest to Robyn Celeste Abretti of 15045 Burbank Blvd #2, Van Nuys, California

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon, situated on the easterly side of North Avenue, Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

Beginning at the southwesterly corner of the granted premises at a stake in the easterly line of said North Avenue, said point being a northwesterly corner of land formerly of one Svedine;

- THENCE northerly along the easterly line of said Avenue, 227 feet to land of the Roman Catholic Bishop of Worcester;
- THENCE N. 64° 45' E. and bounding on said Bishop's land, 520 feet to a stone wall;
- THENCE S. 29° 45' E. by said stone wall, 234.5 feet to the center of another stone wall;
- THENCE S. 65° 45' W. from the center of the last mentioned stone wall, 556 feet to the point of beginning.

Said premises are conveyed subject to the obligation to maintain the stone wall on the southerly side of the granted premises as recited in deed of Lora E. Williams to Frances G. Mann, dated July 20, 1915, recorded with Worcester District Deeds, Book 2083, Page 208.

For my title see deed of Gertrude L. Lewis dated August 28, 1957 recorded with Worcester District Registry of Deeds, Book 3890, Page 169.

Return to: Francis X. Small
24 Asylum Street
Milford MA 01757

Property Address: 27 North Avenue, Mendon

The grantor reserves to herself the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of any one or more of the Grantor's lineal descendants or such other person (excepting, however, the Grantor and the creditors, estates and creditors of the estates of the Grantor) in such proportions, outright or upon such trusts, terms and conditions as the Grantor may specify by her duly probated last will and testament (including any codicil thereto), which exercise of the herein power shall make specific reference hereto. Failure to record notice of any such exercise of this power in the Worcester Registry of Deeds within ninety (90) days of the date of death of the Grantor shall be conclusively treated as a default in and lapse of the exercise of the herein power. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded. Any exercise or release of the foregoing power may be made by the Grantor and or an attorney-in-fact acting on behalf of the Grantor, acting under a durable power of attorney.

WITNESS my hand and seal this 14th day of September 2007.

Concetta M. Abretti
Concetta M. Abretti

THE COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

September 14, 2007

On this 14th day of September 2007, before me, the undersigned notary public, personally appeared Concetta M. Abretti, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires June 22, 2012