

RETURN TO: Francis X. Small
24 Asylum Street
Milford, MA 01757

45/10/13

QUITCLAIM DEED

I, Herbert S. Wood, II, of Mendon, Worcester County, Massachusetts

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

Grant a life estate interest to Herbert S. Wood, II of 11 Providence Street, Mendon, Massachusetts with a remainder interest to Alan D. Wood of 11 Hartford Avenue West, Mendon, Massachusetts, if he survives the grantor

With QUITCLAIM COVENANTS

The land in said Mendon situated near to and westerly of the Providence Road, so-called, more particularly bounded and described as follows, to wit:-

TRACT 1: A certain parcel of land, with the buildings thereon, bounded northerly by a stone wall at land formerly of Walter A. Gaskill and land of William McGaughey, now of Roy E. Barrows; westerly by a stone wall at land of said Roy E. Barrows; southerly by a stone wall at land of said Roy E. Barrows; and easterly 33 rods by stone wall at land formerly of Bertha Coleman and now of Albert Sumner Coleman.

The aforementioned parcel is a portion of that tract described indeed from Joseph H. Doyle to Albert Sumner Coleman and Emily L. Coleman, dated December 20, 1924, and recorded with Worcester District Deeds, Book 2356, Page 489, with the exception of the land included in the lane, so-called, and described in the aforementioned Deed which is retained by Albert Sumner Coleman and Emily L. Coleman hereinafter mentioned, their heirs and assigns.

The aforementioned parcel is subject to the right of said Albert Sumner Coleman and Emily L. Coleman, their heirs and assigns, to draw water from an existing well as set forth in Deed dated March 5, 1960 to these grantors.

TRACT 2: A certain tract of land lying easterly of the aforementioned parcel and on the westerly side of said Providence Road, bounded and described as follows:

Property Address: 11 Providence Road, Mendon

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Beginning at an iron pipe at the northeasterly corner of the granted premises at land of one Roy E. Barrows; thence westerly 115 feet, more or less, to the northeasterly corner of Tract #1; thence southwesterly 133 feet by the aforementioned Tract #1 to an iron pin; thence easterly 130 feet, more or less, to an iron pin at said Providence Road; thence northerly by said Providence Road 133 feet, more or less, to the point of beginning.

For title reference, see estate of Bertha G. C. Wilson, Worcester County Probate Docket #182552.

Meaning and intending to hereby convey the same and all the same premises as were conveyed to me by deed of Herbert S. Wood, II and Beatrice C. Wood dated April 23, 1979 and recorded in the Worcester District Registry of Deeds in Book 6753 Page 225.

WITNESS my hand and seal this twelfth day of November 2002.

Herbert S. Wood II
Herbert S. Wood, II

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 12, 2002

Then personally appeared the above named Herbert S. Wood, II and acknowledged the foregoing instrument to be his free act and deed before me

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires July 8, 2005

Small

ATTEST: WORC. Anthony J. Vigliotti, Register