



2004 00188817

Bk: 34840 Pg: 273 Doc: DEED  
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**QUITCLAIM DEED**

**Austin B. Taft, Jr.**, of 24 Northbridge Road, Mendon, Worcester County, Massachusetts

For consideration of less than ONE HUNDRED AND NO/100 (\$100.00) DOLLARS PAID

Grants all his right, title and interest to his son, **Gary Taft**, Of 16 Gaskill Street, Mendon, MA 01756

**with quitclaim covenants**

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Northbridge Road, in Mendon, Worcester County, being lot numbered 2 on a plan of land entitled Windy Hill Plat Subdivision of land owned by Albert L. and Helen H. Johnson, Mendon, Mass., dated September 1948, Francis J. Brennan, Surveyor, filed with Worcester District Deeds, Plan Book 154, Plan 104, to which plan reference may be made for a more particular description of lot numbered 2.

Said lot numbered 2 containing 11,250 square feet, more or less.

Said premises are conveyed subject to the restrictions set forth in a deed dated February 12, 1949, recorded with said Deeds in Book 3171, Page 276, namely:

Each of said lots shall be used only as a site for one dwelling house of not less than five rooms, Quonset Huts excluded, standing at least twenty-five (25) feet from the southerly lone of said Northbridge Road. There may be erected on said lots a private automobile garage to be used in connection with such house, provided however that no garage shall be placed on said lots within twenty-five (25) feet from the southerly line of said Northbridge Road.

*24 Northbridge Rd, Mendon MA*

*Quonset:*

*Return:*

**John V. Fernandes, Esq.**  
12 Main Street  
P.O. Box 436  
Milford, MA 01757-0003

(2)

RESERVING TO THE GRANTOR, AUSTIN B. TAFT, JR., THE RIGHT TO USE AND OCCUPY THE GRANTED PREMISES FOR THE REMAINDER OF HIS NATURAL LIFE.

Being all of the same premises conveyed to grantor by deed of Lucy A. Sweeney recorded in Book 4536, Page 108.

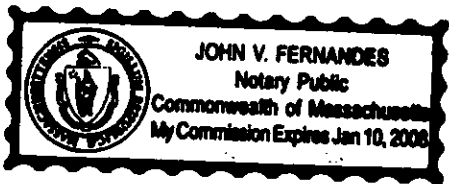
EXECUTED as a sealed instrument this 14<sup>th</sup> day of September, 2004.

Austin B. Taft, Jr.  
AUSTIN B. TAFT, JR.

COMMONWEALTH OF MASSACHUSETTS  
County of Worcester, ss

On this the 14<sup>th</sup> day of September, 2004, before me, John V. Fernandes, the undersigned Notary Public, personally appeared Austin B. Taft, Jr. and proved to me through satisfactory evidence of identity, which was a driver's license to be the person(s) whose name(s) are signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]  
John V. Fernandes  
Notary Public  
My Commission Expires: 01/10/08



ATTEST: WORC. Anthony J. Vigliotti, Register