



Bk: 32364 Pg: 330 Doc: DEED  
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This document prepared by (and after recording )  
return to): )  
Name: Maureen Armstrong )  
Firm/Company: )  
Address: 15 Lee Road )  
Address 2: )  
City, State, Zip: Ware, Ma. 01082 )  
Phone: 413-277-9682 )  
)  
)  
)

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Only\_\_\_\_\_

**QUITCLAIM DEED**  
(Two Individuals to Husband and Wife)

Property Address

**KNOW ALL MEN BY THESE PRESENTS:**

That we, David J. Armstrong and Maureen R. Armstrong, Two Individuals, of Hampden, County of Massachusetts, hereinafter referred to as "Grantors", for valuable consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby grant to Jonathan M. Smith and Corynne J. Armstrong, Husband and Wife, as joint tenants with rights of survivorship and not as tenants in common, whose address is 33 Providence Road, Mendon, Ma., hereinafter "Grantees", with quitclaim covenants, the following lands and property, together with all improvements located thereon, lying in the County of Worcester, State of Massachusetts, to-wit:

Describe Property of State house and land located at 33 Providence Street, Mendon, Ma. 01567

Prior instrument reference: Book 22562, Page 339, Document No. 51939, of the Recorder of Deeds, Worcester County, Massachusetts.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

33 Providence Street, Mendon, MA.

HOLD  
DAN NIGRO  
NB

2 PGS.

WITNESS my hand and seal this 21st day of November, 2003.

*David J. Armstrong*

Grantor

David J. Armstrong

*Maureen R. Armstrong*

Grantor

Maureen R. Armstrong

THE COMMONWEALTH OF MASSACHUSETTS

County Hampshire

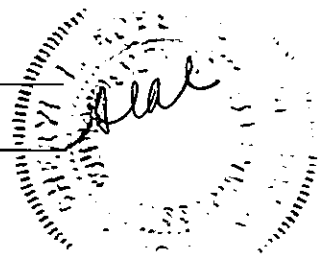
Date: 11-21-03

On this 21st day of November, 20 03, before me personally appeared David J. Armstrong (or \_\_\_\_\_ and Maureen R. Armstrong), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

*Cheryl L. Roberts*

Notary Public

Print Name: \_\_\_\_\_



My commission expires:

**CHERYL L. ROBERTS**  
**NOTARY PUBLIC**

**My Commission Expires April 4, 2008**

**Grantor(s) Name, Address, phone:**

David J. Armstrong  
Maureen R. Armstrong  
15 Lee Road  
Ware, Ma. 01082

**Grantee(s) Name, Address, phone:**

Jonathan M. Smith  
Corynne J. Armstrong  
33 Providence Road  
Mendon, Ma. 01567

**SEND TAX STATEMENTS TO  
GRANTEE**

**ATTEST: WORC. Anthony J. Vigliotti, Register**