



Bk: 33871 Pg: 38 Doc: DEED  
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RETURN TO:

QUITCLAIM DEED

We, **MARY ELLEN LEIGHTON**, of Milford, Worcester County, Massachusetts, and **EDMUND F. LEIGHTON, JR.**, of Mendon, Worcester County, Massachusetts, -----  
for consideration paid, and in full consideration of **LESS THAN ONE HUNDRED AND NO/100 DOLLARS** -----

grant to **EDMUND F. LEIGHTON, JR.**, of 38 Providence Road, Mendon, Worcester County, Massachusetts, all our right, title and interest in the premises numbered 38 Providence Road, Mendon, Worcester County, Massachusetts, *with quitclaim covenants*

*(Description and encumbrances, if any)*

The land in Mendon, Worcester County, Massachusetts, together with any buildings thereon, situated on the easterly side of Providence Road, and being the same premises described in the deed of Myrtle M. Gaskill to George M. Phillips, dated October 28, 1947, recorded with the Worcester District Registry of Deeds, Book 3091, Page 549, and bounded and described in said deed as follows:

“Westerly by said Providence Road, 100 feet;

Northerly by land formerly of Watee Taft and now of Leon Radzuck, 125 feet;

Easterly by other land of the said grantor, 100 feet;

Southerly by other land of the said grantor, 125 feet.

Said premises being a part of the premises described in deed of Hary Mael et al to Myrtle M. Gaskill, dated April 30, 1943, and recorded in Worcester District Registry of Deeds, Book 2884, Page 150.”

Being the same premises conveyed to Mary Ellen Leighton by deed of Jennifer M. Leighton dated February 26, 2004, recorded with said Registry in Book 32953, Page 352; and the same premises conveyed to Edmund F. Leighton, Jr. and Jennifer M. Leighton by deed of Edmund F. Leighton, Jr. and Mary Ellen Leighton dated April 15, 1999, and recorded with said Registry in Book 21647, Page 171.

Reference is hereby made to the Separation Agreement and related documents filed with the Probate and Family Court under Docket No. 92DR1263-DV1.

Witness our hands and seals this 14<sup>th</sup> day of June, 2004.

*Mary Ellen Leighton*  
Mary Ellen Leighton

*Edmund F. Leighton, Jr.*  
Edmund F. Leighton, Jr.

Return To  
Edmund F. Leighton, Jr.  
38 Providence Road  
Mendon, MA 01956

Property Address: 38 Providence Road, Mendon, MA

(P)

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

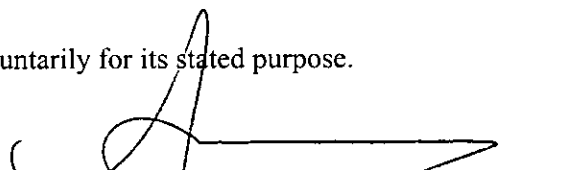
On this 14<sup>th</sup> day of June, 2004, before me, the undersigned Notary Public, personally appeared **MARY ELLEN LEIGHTON**, whose identity I determined by

driver's license or other state or federal government document bearing a photographic image;

oath or affirmation of a credible witness known to me who knows the above signatory;

my own personal knowledge of identity of the signatory, to be the persons whose names are signed above,

and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.



Notary Public, Mark O. McSherry  
My commission expires: 12/10/2010

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

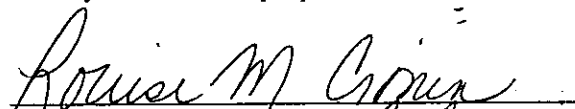
On this 14<sup>th</sup> day of June, 2004, before me, the undersigned Notary Public, personally appeared **EDMUND F. LEIGHTON, JR.** whose identity I determined by

driver's license or other state or federal government document bearing a photographic image;

oath or affirmation of a credible witness known to me who knows the above signatory;

my own personal knowledge of identity of the signatory, to be the persons whose names are signed above,

and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.

  
Notary Public: Louise M Cronin  
My commission expires: 4/3/09