



Bk: 44022 Pg: 255  
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property address: 43 Quisset Rd. a/k/a Quisset Hill Rd., Mendon, MA 01756

QUITCLAIM DEED

I, LARRY J. PEARSON, individually and as Trustee of the Erland P. Pearson Family Trust under Declaration of Trust dated October 23, 1973 and recorded with the Worcester District Registry of Deeds in Book 6879, Page 326, of Mendon, Worcester County, Commonwealth of Massachusetts

In consideration of One and 00/100 (\$1.00) Dollar, paid

Grant to LARRY J. PEARSON and SANDRA J. PEARSON, husband and wife, as tenants by the entirety with a usual mailing address of 43 Quisset Road, Mendon, MA, 01756

**WITH QUITCLAIM COVENANTS:**

A certain parcel of land with the buildings thereon containing 100 acres, more or less, situated on the westerly side of the road called the Quisset Road a/k/a Quisset Hill Road in Mendon, Worcester County, Massachusetts, known as Carlisle Capron Farm bounded and described as follows:

BEGINNING at corner of wall on said road at the northeast corner of said premises;

THENCE westerly by said wall and a ditch in a straight line to a corner of Erastus Hill's land bounding northerly by said Hill's land to a ditch;

THENCE southerly with a ditch, wall and fence as it now stands bounding westerly by wood and pasture land until it comes to said Quisset Road;

THENCE easterly and northerly by said road to the place of beginning.

Reserving a right for one Taft, his heirs and assigns to pass and repass over driveway through the yard to his wood lot at any and all times.

RETURN TO: JOSEPH C. COVE, ESQ.  
P.O. BOX 390  
UXBRIDGE, MA 01569

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Being Tract 4 in a deed recorded with the Worcester District Registry of Deeds in Book 6879, Page 336.

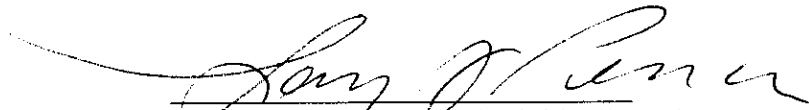
For grantors title see deed from Erland P. Pearson and Sonja Pearson to Erland Pearson and Sonja M. Pearson Trustees under a Declaration of Trust dated October 23, 1979 and recorded with the Worcester District Registry of Deeds in Book 6879, Page 336.

TRUSTEE'S CERTIFICATE

Now comes Larry J. Pearson, being the Trustee of the Erland P. Pearson Family Trust, a Trust under Declaration of Trust dated October 23, 1973 and recorded in the Worcester District Registry of Deeds in Book 6879, Page 326 (the "Trust") hereby certifies as follows:

1. The Trust is still in full force and effect;
2. No amendments, modifications, revisions or revocations of the Trust document or of the Trustee's duties have been made;
3. I am the Trustee of the aforesaid Trust and have not resigned nor been removed;
4. The beneficiaries of the Trust are all of age, have not died nor are they incompetent, nor have they revoked authority from any trustee herein to act;
5. As Trustee, I have been directed by 100% of the Beneficiaries to make a certain conveyance for ourselves to Larry J. Pearson and Sandra J. Pearson, husband and wife, as tenants by the entirety, to the premises herein described.

Witness my hand and seal this 24<sup>th</sup> day of March, 2009.



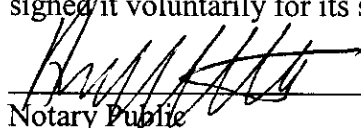
LARRY J. PEARSON, individually and  
As Trustee of the Erland P. Pearson Family  
Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 24<sup>th</sup> day of March, 2009, before me, the undersigned notary public, personally appeared LARRY J. PEARSON, individually and as Trustee of the Erland P. Pearson Family Trust, proved to me through satisfactory evidence of identification, which was  photographic

identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) signed it voluntarily for its stated purpose .

  
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Notary Public  
Seal of Notary

