



2013 00126824

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QUITCLAIM DEED

I, Shirley J. Smith, being unmarried, of Mendon, Worcester County, Massachusetts
for consideration paid of less than One Hundred (\$100.00)-----Dollars

grant to Gary M. Smith, of 186A Providence Road, Mendon, Worcester County,
Massachusetts 01756

with quitclaim covenants

Beginning at the Northwesterly corner of the granted premises at a stake on said
Easterly side of Providence Road at the land of one Giovannella, South 82° 50' , East one
thousand one hundred and sixty-five (1165) feet, more or less by said Giovannella land to
Mill River;

Thence Southerly by said Mill River to a point, which point is twelve (12) feet
easterly of a stake and stones to land of Ozilda Dion;

Thence North 84° 20' West, 607.28 feet to a stake and stones;

Thence North 82° 20' West, 239.60 feet, in part by a wall to a corner of wall;

Thence South 8.20 feet by said wall;

Thence Westerly 226 feet to a point on the Easterly side of Providence Road, the last
four courses being bounded by the land of said Ozilda Dion;

Thence North 7° 10' East 845.66 feet more or less, by said Providence Road to a
stake at the point of beginning.

Excepting therefrom the land situated on Providence Road, in Mendon, Worcester
County, Massachusetts, together with the building and improvements thereon, shown as the
Lot on a plan of land entitled, "SITE PLAN FOR 186 PROVIDENCE ROAD
CONDOMINIUM LOCATED AT 186 PROVIDENCE ROAD MENDON
MASASCHUSETTS DECEMBER 4, 1992", which plan is recorded with the Worcester
District Registry of Deeds in Plan Book 748, Plan 55.

Said Lot contains 90,000 sq. ft. or 2.06 acres, according to said Plan.

Subject to Conservation Restriction recorded in Book 50041, Page 322.

Subject to an Affidavit of Amendment to recording to conservation restriction
recorded in Book 50071, Page 155.

Property Address: 188 Providence Road, Mendon

TODD A. GATTONI
ATTORNEY AT LAW
232 Main Street
P.O. Box 94
Milford, MA 01757

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Reserving to the Grantor, Shirley J. Smith, however, a life estate in the above said premises during the remainder of her lifetime, during which time the said Shirley J. Smith shall have the exclusive right to occupy the premises, to lease, let or license the same, and she shall be entitled to all rents, fees, or profits generated from said life estate, but without the right to partition. During said Grantor's lifetime, she shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and she shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon.

Being the same premises conveyed by deed dated December 10, 2011 and recorded with Worcester District Registry of Deeds in Book 48248, Page 22.

Property Address: 188 Providence Road., Mendon, Massachusetts

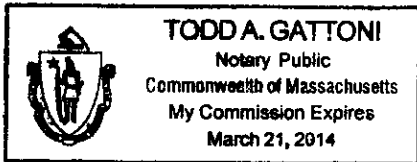
Witness my hand and seal, this 19th day of June, 2013.

Shirley J. Smith
Shirley J. Smith

Commonwealth of Massachusetts
County of Worcester

On this 19th day of June, 2013, before me, the undersigned notary public, personally appeared Shirley J. Smith, proved to me through satisfactory evidence of identification, being Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

Todd A. Gattoni
Notary Public - Todd A. Gattoni
My commission expires: 3/21/14



TITLE NOT EXAMINED

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