



2013 00126827
Bk: 51650 Pg: 7
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QUITCLAIM DEED

I, Gary M. Smith, of Mendon, Worcester County, Massachusetts

for consideration paid of less than One Hundred (\$100.00)-----Dollars

grant to Gary M. Smith and Lynn M. Smith, Trustees of The 188 Providence Road Trust, under Trust Agreement dated October 17, 2013, as evidenced by Trustee's Certificate pursuant to M.G.L. C. 184 s.35, recorded herewith in Book 51650, Page 6

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.

Property Address: 188 Providence Road, Mendon

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

TEL: (508) 473-2200
FAX: (508) 478-5122

Subject to life estate of Shirley J. Smith and Homestead rights of Shirley J. Smith.

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.

Being the same premises conveyed by deed dated June 19, 2013 and recorded with Worcester District Registry of Deeds in Book 51650, Page 3.

The property being conveyed herein are not the principal residence of the Grantor.

Property Address: 188 Providence Road., Mendon, Massachusetts

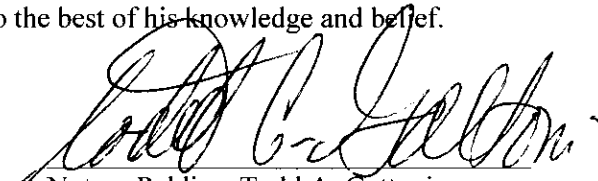
Witness my hand and seal, this 17th day of October, 2013.



Gary M. Smith

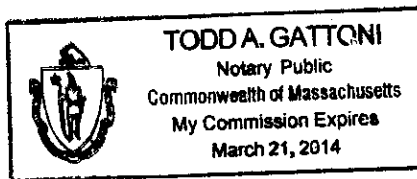
Commonwealth of Massachusetts
County of Worcester

On this 17th day of October, 2013, before me, the undersigned notary public, personally appeared Gary M. Smith, proved to me through satisfactory evidence of identification, being a 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 his knowledge and belief.



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

TITLE NOT EXAMINED



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