



Bk: 33323 Pg: 53 Doc: DEED
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QUITCLAIM DEED

We, Earl F. Lanagan, Jr. who signs as Earl Lanagan, Jr. and Dorothy J. Lanagan, who signs as Dorothy Lanagan of Mendon, Worcester County, Massachusetts in consideration of less than ONE HUNDRED (\$100.00) DOLLARS grant to David P. Lanagan of 16 Taft Avenue, Mendon, Worcester County, Massachusetts with ***QUITCLAIM COVENANTS*** and reserving to the Grantors, Earl F. Lanagan, Jr. and Dorothy J. Lanagan, a joint life estate in the above described premises which the life tenant-grantors shall enjoy for the rest and remainder of their joint lives without paying any occupancy fee, rental fee or other payment for the continuing use and enjoyment of the joint life estate on the entire premises. The joint life tenants shall be entitled to the sole use and occupancy of the premises and will have the right to enforce and pursue all legal remedies against any party for the obstruction or interference with the joint life tenants' peaceable use of the premises.

The land in said Mendon, situated on the easterly side of Taft Avenue, together with all buildings thereon, being lots 34 and 35 as shown on "Plan of Lakeside Park, Mendon, Mass., owned by Luther Taft's heirs, June 1917" filed with Worcester District Registry of Deeds, Plan Book 31, Plan 50, and more particularly bounded and described as follows:

Beginning at the southwesterly corner of Lot 34, the northwesterly corner of Lot 33, and the easterly line of Taft Avenue, as shown on said plan;

THENCE N. 79 35'E. by said Lot 33, 100 feet to land of owners unknown;

THENCE N. 10 25'W. by last mentioned land 100 feet to the southeasterly corner Of lot 36, as shown on said plan;

THENCE S. 79 35'W. by said lot 36; 100 feet to the easterly line of Taft Avenue;

THENCE S. 10 25'E. by the easterly line of Taft Avenue 100 feet to the point Of beginning.

Together with a right of way in common with others over said Taft Avenue as shown on said plan.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed by Deed of Peter P. Short et ux. dated December 21, 1953 and duly recorded with Worcester District Deeds Book 3560, Page 30 For Grantors' title see deed dated November 6, 1964 and recorded with said deeds in Book 4517 page 108.

Return to: Andrea D. Hogarth, Esq.
P.O. Box 76
Mendon, MA 01756

Property address: 16 Taft Ave., Mendon, MA

Executed as a sealed instrument this 13th day of April 2004

Earl F. Lanagan, Jr.
Earl F. Lanagan, Jr.

Dorothy J. Lanagan
Dorothy J. Lanagan

The Commonwealth of Massachusetts

Worcester, ss.

April 13, 2004

Lanagan Jr. and Dorothy Lanagan Then personally appeared the above-named Earl F. Lanagan and Dorothy J. Lanagan and who signas Earl acknowledged the execution of the foregoing instrument to be his/her/their free act and deed, before me.

Andrew D. Houghton
Notary Public / Andrew D. Houghton
My commission expires: 10/24/08

ATTEST: WORC. Anthony J. Vigliotti, Register