



2013 00033749

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### QUITCLAIM DEED

I, DAVID P. LANAGAN a married person, of Milford, Worcester County, Massachusetts

In consideration paid of less than ONE HUNDRED and 00/100 (\$100.00) DOLLARS

Grant to DAVID P. LANAGAN and ANN MARIE LANAGAN, husband and wife as tenants by the entirety with a usual mailing address of: 16 Taft Avenue, Mendon, MA 01756

#### WITH QUITCLAIM COVENANTS:

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.

*Handwritten signature/initials*

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

property address: 16 Taft Avenue, Mendon, MA

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

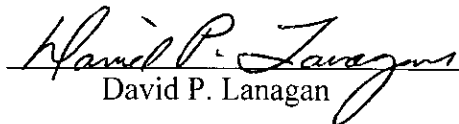
Subject to real estate taxes assessed but not yet due and payable.

Subject to a reservation of a joint life estate for Earl F. Lanagan Jr. and Dorothy J. Lanagan in the above described premises recorded in the Worcester District Registry of Deeds in Book 33323, Page 53, which the life tenants shall enjoy for the rest and remainder of their lives without paying any occupancy fee, rental fee or other payment for the continuing use and enjoyment of the 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 life tenant's peaceable use of the premises.

I, David P. Lanagan hereby depose and say that these premises are not my or my spouses primary residence.

For Grantor's title see deed from Earl F. Lanagan Jr. w/s/a Earl Lanagan Jr. and Dorothy J. Lanagan w/s/a Dorothy Lanagan to David P. Lanagan dated 13 April, 2004 and recorded with the Worcester District Registry of Deeds in Book 33323, Page 53.

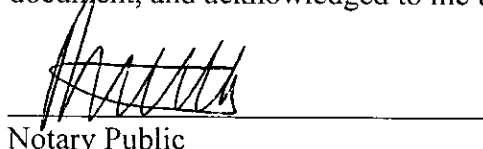
Witness my hand and seal this 18<sup>th</sup> day of March, 2013.

  
David P. Lanagan

# COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 18<sup>th</sup> day of March, 2013, before me, the undersigned notary public, personally appeared, proved to me through satisfactory evidence of identification, which was <sup>1</sup> photographic identification with signature issued by a federal or state governmental agency, <sup>1</sup> oath or affirmation of a credible witness, ~~X~~ 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.

  
\_\_\_\_\_  
Notary Public

Seal of Notary

My Commission Expires: 10/2/15

