

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
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Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

After Recording, Return To:

Michael D. DellaMonaca
982 South St,
Fitchburg, MA 01420

Mail Subsequent Tax Statements To:

Bonnie M. Eidens
4 Cheryl Lane
Billerica, MA 01821

QUITCLAIM DEED

MYRTLE A. GARRETT, as surviving tenant by the entirety, by BONNIE M. EIDENS under Power of Attorney dated August 3, 2006 and recorded herewith in Book 55343, Page 44, the GRANTOR,

Whose mailing address is 20 Washington Street, Mendon, Massachusetts 01756,

FOR CONSIDERATION less than One Hundred Dollars (\$100.00), hereby convey and quitclaim to:

BONNIE M. EIDENS, an individual, the GRANTEE,

Whose mailing address is 4 Cheryl Lane, Billerica, MA 01821,

All of THE FOLLOWING described real property located in the County of Worcester, State of Massachusetts:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 20 Washington Street, Mendon, Massachusetts.

RESERVING A LIFE ESTATE TO THE SAID MYRTLE A. GARRETT.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

20 Washington Street, Mendon

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

No title examination was performed by the preparer of this instrument.

Witness my hand and seal this 13 day of May, 2016.

Myrtle A. Garrett by
Bonnie M. Eidens as POA
 MYRTLE A. GARRETT by
 BONNIE M. EIDENS, under
 POWER OF ATTORNEY

Commonwealth Of MASSACHUSETTS

County of Middlesex, ss.

On this 13 day of May, 2016, before me, the undersigned notary public, personally appeared **BONNIE M. EIDENS**, proved to me through satisfactory evidence of identification (to wit: MASS DRIVERS LICENSE), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily as the free act and deed of Myrtle A. Garrett for its stated purpose.

[SEAL]

Joan Scudieri
 NOTARY PUBLIC *Joan Scudieri*
 My commission expires: June 23, 2017

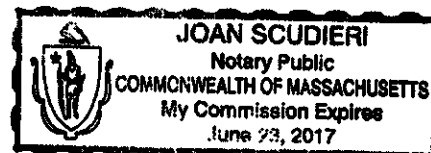


EXHIBIT A

A certain tract or parcel of land situated on the westerly side of Washington Street, in said Mendon, and being more particularly bounded and described as follows, to wit: -

Beginning at the southeasterly corner of the granted premises at a drill hole on a wall and at land of one Congdon, thence S. $66^{\circ} 10'$ W. with said Congdon land and a stone wall 643.0 feet to a drill hole on a wall; thence N. $1^{\circ} 30'$ E. by land of one Whiting, formerly of one Wheeler, 77.24 feet to a cement bound; thence N. $66^{\circ} 10'$ E. by remaining land of the grantors 604.86 feet to a cement bound in the wall at said Washington Street; thence S. $28^{\circ} 00'$ E. by the westerly side of said Washington Street, 70.00 feet to the point of beginning.

Being the same premises conveyed to William E. Garrett and Myrtle A. Garrett by deed dated November 18, 1948 recorded with the Worcester District Registry of Deeds in Book 3161, Page 242, said William E. Garrett being deceased, see death certificate recorded in Book 55341, Page 86.

ATTEST: WORC Anthony J. Vigliotti, Register