

Return to: Francis X. Small
24 Asylum Street
Milford, MA 01757

125 / 2013

QUITCLAIM DEED

I, Anna L. Nardi, (a/k/a Ann L. Nardi) of Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant a life estate interest to Anna L. Nardi, of 72 Washington Street, Mendon, Worcester County, Massachusetts with a remainder interest to Joan M. LeBlanc of 25 Cross Street, Bellingham, Massachusetts, if she survives me. If she fails to survive the grantor the remainder interest shall vest in Julianne LeBlanc and Evan LeBlanc of 25 Cross Street, Bellingham, Massachusetts as joint tenants with the right of survivorship

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land situated on the westerly side of Washington Street in said Mendon and being Lots numbered 2 and 3 on Plan entitled Division of Property owned by Anna E. Carlson, Mendon, Mass. November 1951, F. J. Brennan, Surveyor, said plan being filed with Worcester District Deeds Plan Book 178, Plan 50 and being more particularly bounded and described as follows, to wit:

Beginning at a drill hole at the southeasterly corner of the granted premises on the westerly side of said Street at land of one Sigfrid B. Carlson, thence northerly by a stone wall and said Washington Street, 100.0 feet to a drill hole in the wall; thence continuing the same course by said street and in part by said stone wall 100.0 feet to a drill hole; thence S. 89° 25' W. by land of one Boyd formerly of one Carlson 200.94 feet to a stake; thence S. 11° 30' W. by land of one Halsing 102.26 feet to a stake; thence continuing the same course by said Halsing land 102.26 feet to a stake; thence continuing the same course by said Halsing land 102.26 feet to a stake and thence N. 89° 25' E. by said Sigfrid B. Carlson land 243.74 feet to the point of beginning.

Said Lot 2 is conveyed subject to a right of way of record 16 feet wide extending from said Halsing land over a portion of said Lot 2 to said Washington Street for the purpose of passing and repassing with teams and otherwise as reserved indeed of Frank G. Halsing et ux. To Maurice Carlson et ux. dated April 9, 1924 recorded with said Deeds Book 2330 Page 241: said right of way being substantially as shown on the above entitled plan.

Property Address: 72 Washington Street, Mendon

03 MAY - 6 AM 11:07

Said premises are conveyed subject to the fencing condition set forth in deed of Frank G. Halsing et ux. to Maurice Carlson et ux. above referred to so far as the same is now in force and applicable.

For my title see deed of Roland L. Carlson and Marjorie E. Carlson dated October 18, 1963 and recorded with Worcester District Deeds in Book 4414 Page 343.

WITNESS my hand and seal this first day of May 2003.

Anna L. Nardi
Anna L. Nardi

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

May 1, 2003

Then personally appeared the above named Anna L. Nardi and acknowledged the foregoing instrument to be her free act and deed before me

Francis X. Small
Notary Public: Francis X. Small
My Commission Expires July 8, 2005

ATTEST: WORC. Anthony J. Vigliotti, Register