



2014 00116964

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### QUITCLAIM DEED

Domingos Gama, a/k/a Domingo Gama. and Carlota Gama, husband and wife 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 Domingos Gama and Carlota Gama, husband and wife, with a remainder interest to George Gama, of 28 Washington Street, Mendon, MA 01756

**with quitclaim covenants**

That certain lot or parcel of land together with the buildings thereon located on the southwesterly side of Washington Street in Mendon, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises on the southwesterly side of said Washington Street at land, now or formerly, of Mabel A. Holbrook;

THENCE westerly with said land of Mabel A. Holbrook and at right angle with said Washington Street, 150 feet to a stone bound;

THENCE turning an interior angle of 90° and running southerly with said Holbrook land, 100 feet to land, now or formerly, James H. Higgins, et ux;

THENCE turning an interior angle 90° and running easterly with land of said Higging, 150 feet to said Washington Street;

THENCE northerly with said Washington Street, 100 feet to the place of beginning.

Together with the right to take water for all necessary uses from the well on said land of James H. Higgons, et ux, southerly of and adjoining above described premises, with the right to enter upon said land of James H. Higgins et ux for the purposes of repairing and relaying pipes as now laid, or for the purposes of carrying water from said well to the above described premises.

Together with the further right to use, repair, maintain or remove a drain through land, now or formerly, of Mabel A. Holbrook adjoining the above granted premises and the right to go upon said land for the purposes of maintaining, repairing, and removing said drain as set forth in a certain deed from Mabel A. Holbrook to Ernest S. Wiggings, et alii, dated October 30, 1926 and recorded with Worcester District Deeds in Book 2421, Page 503.

*28 Washington Street, Mendon, MA*

The grantor(s) reserves to him/herself/themselves the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of any one or more of the Grantor's lineal descendants or such other person (excepting, however, the Grantor and the creditors, estates and creditors of the estates of the Grantor) in such proportions, outright or upon such trusts, terms and conditions as the Grantor may specify by her duly probated last will and testament (including any codicil thereto), which exercise of the herein power shall make specific reference hereto. Failure to record notice of any such exercise of this power in the Worcester District Registry of Deeds within ninety (90) days of the date of death of the Grantor shall be conclusively treated as a default in and lapse of the exercise of the herein power. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded. Any exercise or release of the foregoing power may be made by the Grantor and or an attorney-in-fact acting on behalf of the Grantor, acting under a durable power of attorney.

Being all of the same premises conveyed to grantors by deeds recorded with Worcester District Registry of Deeds in Book 16669, Page 26 and Book 16669, Page 28.

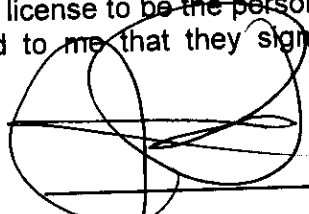
EXECUTED as a sealed instrument this 11 day of November, 2014.

Domingos Gama  
Domingos Gama

Carlota R. Gama  
Carlota Gama

COMMONWEALTH OF MASSACHUSETTS  
WORCESTER, ss

On this 11 day of November, 2014, before me, the undersigned Notary Public, personally appeared Domingos Gama and Carlota Gama, proved to me through satisfactory evidence of identity, which was a driver's license to be the person whose name is signed on the preceding document and acknowledged to me that they signed it voluntarily for its stated purpose.

  
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Notary Public  
My Commission Expires:

