

RETURN TO:  
Atty. Joseph F. Lasorsa  
288 Main Street  
Milford, MA 01757

8K26550PG164

4/3/2007

89797

## QUITCLAIM DEED WITH DECLARATION OF HOMESTEAD

In consideration of less than one hundred (\$100) dollars and pursuant to a division of marital assets under M.G.L. Ch. 208, §34 (Worcester Probate and Family Court docket no. 01DR2915DVI), John J. McSweeney of Milford, Massachusetts and Sandra McSweeney of Mendon, Massachusetts grant with quitclaim covenants to Sandra McSweeney of 6 Bates Street in Mendon, Massachusetts the land together with the buildings and improvements located at 6 Bates Street in Mendon, Massachusetts and situated on the westerly side of Route 140 and the southeasterly side of Bates Street. This property is shown on a plan entitled, "Plan of Land in the Town of Mendon, Massachusetts, Property of Estate of Rose Perron," dated September 1, 1977, prepared by Blackstone Valley Survey & Engineering, Inc., and recorded with the Worcester Registry of Deeds in Plan Book 443 as Plan 3 ("the Plan"). According to the Plan, this property is bounded and described as follows:

Property address: 6 Bates Street, Mendon, Massachusetts 01756

- Easterly** By Route 140, three hundred seventy-one and 97/100 (371.97) feet;
- Northerly** By a curved line at the intersection of Route 140 and Bates Street, eighty-two and 07/100 (82.07) feet;
- Northwesterly** By Bates Street, two hundred eighty-one and 67/100 (281.67) feet;
- Southwesterly** By land now or formerly of Leone, one hundred sixty-five and 16/100 (165.16) feet;
- Westerly** By other land now or formerly of Leone, one hundred (100) feet;
- Southerly** By land formerly of Rose Perron, one hundred fifty (150) feet;

and contains approximately 1.570 acres.

This is the same property conveyed to John J. McSweeney and Sandra McSweeney by the deed of Russell H. Perron and Marie P. Jones, executors, dated September 28, 1977 and recorded with the Worcester Registry of Deeds in Book 6300 at Page 251.

Sandra McSweeney, who occupies this property as her principal residence, hereby declares a homestead in it under the provisions of M.G.L. Ch. 188, §1. She expressly reserves for herself and her personal representatives the right to revoke or rescind this homestead.

Frank T. Gaynor, III  
Attorney at Law  
Franklin Office Park West  
38 Pond Street, Suite 208  
Franklin, MA 02038-3823  
Ph: 508/528-8400  
Fx: 508/528-2311  
Em: fgaynor@ncounty.net

02 MAY - 8 PM 3:49

Executed as a sealed instrument on the 15 day of November, 2001.

  
John J. McSweeney

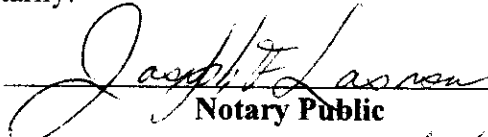
  
Sandra McSweeney

**Commonwealth of Massachusetts**

Worcester County

November 15, 2001

John J. McSweeney personally appeared before me and acknowledged that he has signed this deed freely and voluntarily.

  
Notary Public

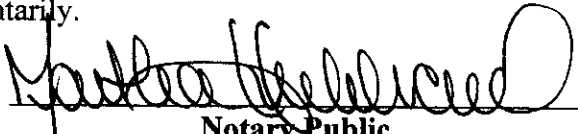
My commission expires on 6/19/2003.

**Commonwealth of Massachusetts**

Norfolk County

November 15, 2001

Sandra McSweeney personally appeared before me and acknowledged that she has signed this deed freely and voluntarily.

  
Notary Public

My commission expires on 7/8/05.

MCSSANDE

~~Frank A. Cagnor III  
Attorney at Law  
Franklin Office Park West  
38 Pond Street, Suite 208  
Franklin, MA 02038-3823  
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**ATTEST: WORC. Anthony J. Vigliotti, Register**