

DOCUMENT NO. 60862

CHARACTER
OF
INSTRUMENT

deed

40^{ac}

o/c 12507

WORCESTER REGISTRY DISTRICT
RECEIVED FOR REGISTRATION
APR 10 1995
9 O'CLOCK 25 M A M H

TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK 65
BEING CERTIFICATE NO. 22866
WORCESTER REGISTRY DISTRICT

RETURN TO:
REGISTERED LAND

HOLD:
 CONSIGLI, BRUCATO & VILLANI, P.C.
 PO BOX 170
 Milford, Massachusetts 01757

Quitclaim Deed

We, **LEO L. TETREAUULT, JR. and MARGARET A. TETREAUULT**, husband and wife, both of Mendon, Worcester County, Massachusetts

in consideration of less than **ONE HUNDRED (\$100.00) DOLLARS** paid,

grant(s) to **LEO L. TETREAUULT, JR. and MARGARET A. TETREAUULT**, as Trustees of the **TETREAUULT FAMILY TRUST**, established under a Declaration of Trust dated April 10, 1995 and registered in the Worcester District Registry of Deeds, Registered Land Section, as Document No. 060861 on Certificate of Title No. 12866 and having a mailing address of 18 North Avenue, Mendon, Worcester County, Massachusetts 01756

with **quitclaim** covenants

A certain tract or parcel of land with all buildings thereon situated in Mendon, Worcester County, Massachusetts, bounded and described as follows:

NORTHWESTERLY by the Uxbridge Road fifty (50) feet;
NORTHEASTERLY by Lot B-8 on a plan hereinafter described one hundred (100) feet;
EASTERLY by Mendon Pond; and
SOUTHWESTERLY by Lot B-6 on said plan one hundred thirty (130) feet.

All of said boundaries are determined by the Court to be located as shown on a sub-division plan of Lot B-4 drawn by Henry W. Gaskill, C.E., dated October 1909, as approved by said Court and filed with Certificate #291.

Being Lot B-7 on said plan.

Said lot above described is subject to a public right of way over the same with teams and on foot, if, and so far as, applicable, from the Uxbridge Road to said Mendon Pond and thence easterly along the edge of said Pond.

Reserving a life estate to Leo L. Tetreault and Orise M. Tetreault or survivor as recited in Document #57441.

Property address: 46 Uxbridge Road, Mendon, Massachusetts

Being the same and all the same premises as were conveyed to Leo L. Tetreault, Jr. and Margaret A. Tetreault by Deed of Leo L. Tetreault and Orise M. Tetreault registered as Document 57441 on Certificate of Title 12507 in Land Registration Book 63.

Executed as a sealed instrument this 10th day of April 1995.

Leo L. Tetreault, Jr.
LEO L. TETREAULT, JR.

Margaret A. Tetreault
MARGARET A. TETREAULT

Commonwealth of Massachusetts

Worcester, ss

April 10, 1995

Then personally appeared the above-named Leo L. Tetreault, Jr. and Margaret A. Tetreault and acknowledged the foregoing instrument to be their free act and deed,

before me Richard A. Villani
Richard A. Villani
Notary Public
My commission expires 08-30-96

T.N.E.

ATTEST: WORC. Anthony J. Vigliotti, Register