

Prepared by:  
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**QUITCLAIM DEED**

I, Valerie Vallee, of Mendon, Massachusetts

For consideration paid, and in full consideration of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS,

grant to Melodie Beighau, of 45 Westbrook Road, Centerbrook, CT 06409, and Albert J. Vallee, of 17 Walnut Street, Upton, MA 01568, as tenants in common

*with quitclaim covenants*

The land in Mendon, Worcester County, Massachusetts, and bounded and described as follows:

Northwesterly by Uxbridge Road 50 feet;

Northeasterly by Lot B-4 on a plan hereinafter described 184 feet;

Easterly on Mendon Pond;

Southwesterly on land now or formerly of John T. Manson 192 feet.

All of said boundaries are determined by the Land Court to be located as shown on a sub-division plan<sup>\*</sup> of Lot B, drawn by Henry W. Gaskill, C.E., dated October 1909, as approved by said Court and filed with Certificate of Title #235.

*\* PL 1399-B*

Being Lot B-5 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.

*50 Uxbridge Road Mendon  
Cert # 8271*

*202*

Said lot above described is subject to a highway location as found in document #6743 and registered on August 28, 1933.

Reserving to the Grantor, Valerie Vallee, however, a life estate in the above said premises during the remainder of her lifetime, during which time the said Valerie Vallee, shall have the exclusive right to occupy the premises, to lease, let or license the same, and she shall be entitled to all rents, fees, or profits generated from said life estate, but without the right to partition. During said Grantor's lifetime, she shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and she shall pay all taxes assessed or imposed with respect thereto and all principal and interest on any mortgages thereon.

For my title see Deed registered with the Worcester District Registry of Deeds in Document No. 29075, Registration Book 42, being Certificate No. 8271.

Property Address: 50 Uxbridge Road, Mendon, MA 01756

Witness my hand and seal, this 9th day of August, 2022.

Valerie Vallee  
Valerie Vallee

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 9th day of August, 2022, before me, the undersigned notary public, personally appeared Valerie Vallee, and proved to me through satisfactory evidence of identification, being Massachusetts Driver's License, to be the person whose name is signed on the preceding document (Quitclaim Deed), and acknowledged to me that she signed it voluntarily as her free act and deed for its stated purpose.

Todd A. Gattoni  
Notary Public – Todd A. Gattoni  
Commission Expires: February 24, 2028

