



Bk: 33704 Pg: 133 Doc: DEED
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QUITCLAIM DEED

I, Patricia A. Kell, of Mendon, Worcester County, Massachusetts

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

Grant to Patricia A. Kell, Trustee of the Patricia A. Kell Irrevocable Trust under a Declaration of Trust dated May 25, 2004, and being an unrecorded trust, with a mailing address of 60 Milford Street, Mendon, Massachusetts. A trustee's certificate is recorded herewith. *BOOK 33704 pg 132*

WITH QUITCLAIM COVENANTS

The land in said Mendon with the buildings thereon situated on the northwesterly side of the State Road leading from Hopedale to Mendon, and bounded and described as follows:

Beginning at the most easterly corner of the premises on said State Road, at land now or formerly of John J. Harrington; thence

SOUTHWESTERLY by said State Road, one hundred twenty (120) feet to a point at other land now or formerly of said Harrington; thence

NORTHWESTERLY by land now or formerly of said Harrington, two hundred (200) feet to a point; thence

NORTHEASTERLY by other land now or formerly of said Harrington, one hundred twenty (120) feet to a point; thence

SOUTHEASTERLY by other land of said Harrington, two hundred (200) feet to the point of beginning.

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

Property Address: 60 Milford Street, Mendon

Being the land marked "Bracci" on Plan filed in Plan Book 49, Plan 34, excepting that portion taken by the Commonwealth of Massachusetts, recorded with Worcester District Deeds, December 127,2949, Book 3230, Page 238 and later deeded to the Commonwealth by deed dated November 6, 1950, and recorded with said District Deeds, Book 3303, Page 415.

Subject to the restriction that a store or gasoline station shall not be erect on said premises as set forth in a deed from John J. Harrington to Millard Bracci dated May 2, 1925 and recorded with said District Deeds Book 2407 Page 477, if still in force and subject to any rights of the New England Power Construction Company acquired by deed dated May 1, 1929 and recoded with said District Deeds Book 2496, if any such rights now exist.

For my title see deed dated December 6, 1972 and recorded in the Worcester District Registry of Deeds in Book 7486 Page 36.

WITNESS my hand and seal this 25th day of May 2004.

Patricia A. Kell
Patricia A. Kell

THE COMMONWEALTH OF MASSACHUSETTS

Worcester,ss.

May 25, 2004

On this 25th day of May 2004, before me, the undersigned notary public, personally Patricia A. Kell, and proved to me through satisfactory evidence of identification, which was a Massachusetts drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

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

ATTEST: WORC. Anthony J. Vigliotti, Registrar