



Bk: 40938 Pg: 155 Doc: DEED
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2 pages

85 Mowry Street, Mendon

Property Address:

Return to:

Gattoni & Gattoni
232 Main Street
Milford, MA 01757

QUITCLAIM DEED

I, Christian O. Bing, surviving tenant by the entirety, of Mendon, Worcester County, Massachusetts,

for consideration paid of less than One Hundred and 00/100 -----(\$100.00)-----Dollars

grant to David C. Bing, Individually, of 85 Mowry Street, Mendon, Worcester County, Massachusetts 01756

with quitclaim covenants

A certain tract of land in said Mendon situated on the easterly side of Mowry Street and being the same premises described in deed of Herbert S. Wood to Arthur Roy et ux dated April 13, 1948 and recorded with Worcester District Registry of Deeds Book 3114, Page 389 and bounded and described in said deed as follows:

“Beginning at the northwesterly corner of the granted premises at a stone wall, a distance of Five Hundred Twenty-Five (525) feet, more or less, from the southeasterly corner of Hartford Avenue and Mowry Street;

Thence: Northeasterly along a stone wall and other land of Roy, Three Hundred Forty-Three (343) feet, more or less to a stone wall at other land of Roy;

Thence: Southeasterly along a stone wall and other land of Roy, Two Hundred Forty (240) feet, more or less, to a wall of other land of Roy;

Thence: Southwesterly along a stone wall and other land of Roy, Four Hundred Three (403) feet, more or less, to the easterly side of said Mowry Street;

Thence: Two Hundred Thirty-One (231) feet, more or less, along said Mowry Street, to the place of beginning.

The premises are conveyed subject to the condition that the grantee, his heirs, and assigns, maintain and repair the stone walls bounding on other land of Roy.

Christian O. Bing

UH

Being a part of the premises described in Deed of Frank H. Wood to Herbert S. Wood dated April 18, 1940 and recorded with Worcester District Deeds, Book 2800, Page 153.”

Said premises are conveyed subject to the rights of the public in the road, and also subject to rights granted to American Telephone and Telegraph Company, recorded with said Deeds in Book 1793, Page 244.

Reserving to the Grantor, Christian O. Bing, however, a life estate in the above said premises during the remainder of his lifetime, during which time the said Christian O. Bing shall have the exclusive right to occupy the premises, to lease, let or license the same, and he 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, he shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and he shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon.

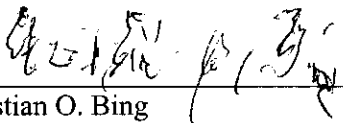
I, Christian O. Bing, owning and occupying as my principal residence the premises set forth herein, being 62 years of age or older, hereby declare a homestead in said premises under the provisions of Chapter 188, Section 1A of the General Laws of Massachusetts.

Meaning to convey and hereby conveying the premises set forth in Deed of Arthur Roy et ux to Christian O. Bing and Alice D. Bing dated October 6, 1956 recorded with said Deeds in Book 3812, Page 361.

Alice D. Bing died on October 13, 2005. Death Certificate of Alice Bing is recorded with said Deeds in Book 37788, Page 246.

Title not examined.

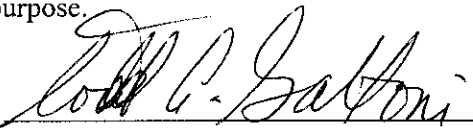
Executed as a sealed instrument, this 3rd day of April, 2007.



Christian O. Bing

Commonwealth of Massachusetts
Worcester, ss

On this 3rd day of April, 2007, before me, the undersigned notary public, personally appeared Christian O. Bing, proved to me through satisfactory evidence of identification, being a Massachusetts Driver’s License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public – Todd A. Gattoni
Commission Expires: 03/21/2014

ATTEST: WORC. Anthony J. Vigliotti, Register