

QUITCLAIM DEED

I, SHIRLEY A. SMITH, of Mendon, Worcester County, Massachusetts, for consideration paid, and in full consideration of One Dollar (\$1.00), *grant to* CATHERINE M. BACKSTROM, of East Taunton, Bristol County, Massachusetts, as she is Trustee of THE SHIRLEY A. SMITH REVOCABLE TRUST, u/d/t dated February 4, 1994, and recorded herewith, with *quitclaim covenants*

73302

A certain tract or parcel of land situated on the easterly side of Massachusetts State Highway Route 140 in said Mendon being shown on Plan entitled Plan of Land belonging to Samuel H. & Rose Perron, Mendon, Mass., Scale 1" - 30 feet, G.L. Dalrymple, July 2, 1955, filed with Worcester District Deeds at Plan Book *, Page , and being more particularly bounded and described as follows, to wit:-

* SEE OF RECORD

Beginning at a stake at the northwesterly corner of the granted premises in the easterly line of said Highway and at land of one Nelson, formerly of Samuel H. Perron and Rose Perron, thence N. 74° 02' 10" E. by said Nelson land 150.00 feet to a stake; thence S. 15° 57' 50" E. by remaining land of Samuel H. Perron and Rose Perron 264.30 feet to a stake, thence S. 60° 22' 10" W. by land of one Anesta 154.37 feet to a stake in the easterly line of said Highway; and thence N. 15° 57' 50" W. by the easterly line of said Highway 300.80 feet to the point of beginning.

Said premises are conveyed subject to easements of record so far as the same are now in force and applicable.

For my title see Deed of Samuel H. Perron and Rose Perron to Philip N. Smith and Shirley A. Smith dated July 30, 1955, recorded with Worcester District Deeds September 12, 1955, Book 3712, Page 139. Philip N. Smith passed away September 2, 1993.

This deed is upon the express condition which shall expire on January 1, 2048 that the granted premises shall not be used or allowed to be used for the sale or consumption of intoxicating liquors.

There is appurtenant to the above described premises the right and easement to enter upon the premises next northerly of the granted premises and upon Lots 11 to 20 inclusive as shown on plan entitled "Plan of Lots in Mendon, Mass. owned by Samuel H. Perron & Rose Perron--" filed with Worcester District Deeds Plan Book 154, Plan 11, for the purpose and to lay, install, repair, replace and maintain water and sewer conduits from said highway across said premises and Lots, to and for the benefit of the granted premises in and under a strip of said premises and Lots six (6) feet in width, Easterly of, adjoining and along the entire westerly line of said premises and lots.

RICHARD DAILEY
353 W. CENTER ST
W. BARNSTABLE, MA

Property Address: 62 Cape Road, Mendon, MA
Grantee Address: 430 Myricks Street, East Taunton, MA

94 APR -8 AM 9:59

Witness my hand and seal this 4 day of February, 1994.

Shirley A. Smith
Shirley A. Smith

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

February 4, 1994

Then personally appeared the above-named Shirley A. Smith and acknowledged the foregoing instrument to be her free act and deed, before me

Carolyn J. [Signature]
NOTARY PUBLIC
My commission expires 2/1/95

ATTEST: WORC. Anthony J. Vigliotti, Register

RECORDED
INDEXED
FEBRUARY 10 1994
REGISTER
OFFICE OF THE REGISTER