



Bk: 50363 Pg: 215
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QUITCLAIM DEED

We, PHILIP A. LABASTIE, a married person, DANIEL P. LABASTIE, a married person and PATRICIA A. VICTOR, a married person, all of Mendon, Worcester County Massachusetts, individually and as they are the legatees under the Will of the late AUGUSTA V. LABASTIE , a/k/a AUGUSTA LABASTIE, late of Mendon, Worcester County, Massachusetts, Worcester County Probate Case Number WO11P2544EA and PHILIP A. LABASTIE, EXECUTOR under the Will of the late AUGUSTA V. LABASTIE a/k/a AUGUSTA LABASTIE acting under his reserved power of sale in said Will Worcester County Probate Case No. WO11P2544EA

In consideration paid of less than ONE HUNDRED DOLLARS and 00/100 (\$100.00) with QUITCLAIM COVENANTS

Grant to PATRICIA A. VICTOR, TRUSTEE under THE LABASTIE\THORNTON STREET REALTY TRUST, a Trust under Declaration dated January 24, 2013 and recorded herewith in Book _____, Page _____ with a usual mailing address of: 12 Thornton Street, Mendon, MA 01756

The land in Mendon on both sides of Thornton Street, with the buildings thereon more particularly bounded and described as in a deed from The Federal Farm Mortgage Corporation to Austin A. LaBastie et ux dated July 26, 1944 and recorded with the Worcester District Registry of Deeds in Book 2922, Page 544.

Excepting therefrom conveyances of record.

We, Philip A. LaBastie, Daniel P. LaBastie and Patricia A. Victor, of Mendon, Worcester County, Massachusetts, being duly sworn state that we have no spouse that is entitled to rights of homestead in the above referenced premises and that the above premises are not our primary and principal residences which give rise to homestead rights.

property address: 15 Thornton St. Mendon, MA 01756

RETURN TO: JOSEPH C. COVE, ESQ.
P.O. BOX 390
UXBRIDGE, MA 01569

For Grantor's title see the Estate of Augusta LaBastie also known Augusta V. LaBastie late of Mendon, Worcester County Probate Case No. WO11P2544EA.

Subject to real estate taxes assessed and not yet due and payable.

Witness our hands and seals this 24th day of January, 2013.

Philip A. LaBastie
Philip A. LaBastie, individually and as
Executor under the Will of the late Augusta
V. LaBastie WO11P2544EA

Daniel P. LaBastie
Daniel P. LaBastie

Patricia A. Victor
Patricia A. Victor

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

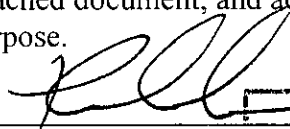
On this 24th day of January, 2013, before me, the undersigned notary public, personally appeared Philip A. LaBastie, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) signed it voluntarily for its stated purpose.

Joseph C. Cove
Notary Public
Seal of Notary
My Commission Expires 12/21/2018
Joseph C. Cove
Notary Public
My Commission Expires 12/21/2018


COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 24th day of January, 2013, before me, the undersigned notary public, personally appeared Daniel P. LaBastie, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) signed it voluntarily for its stated purpose.



 Notary Public
 Seal of Notary
 My Commission Expires _____




Joseph C. Cove
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires 12/21/2018


COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 24th day of January, 2013, before me, the undersigned notary public, personally appeared Patricia A. Victor, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, 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.



 Notary Public
 Seal of Notary
 My Commission Expires: _____



Joseph C. Cove
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires 12/21/2018