



Bk: 30530Pg: 38 Page: 1 of 3
Recorded: 06/25/2003 11:58 AM

QUITCLAIM DEED

125
98

We, HARVEY I. RONDEAU and GABRIELLE C. RONDEAU, both of the Town of Mendon, Worcester County, Commonwealth of Massachusetts,

In consideration of: ONE (\$1.00) DOLLAR-----

GRANT TO: HARVEY F. RONDEAU, Trustee of the Rondeau Providence Road Realty Trust, a Trust under Declaration of Trust dated June 18, 2003 and recorded herewith in Worcester District Registry of Deeds in Book 30530 Page 33, with a usual mailing address c/o Harvey I. Rondeau, 93 Providence Road, Mendon, MA 01756,

WITH QUITCLAIM COVENANTS:

The land in said Mendon, on the westerly side of Providence Road, a Worcester County Highway, and on the northerly side of Old Road, bounded and described as follows:

- BEGINNING: At the southeasterly corner of the premises herein described at the intersection of the northerly line of said Old Road and westerly line of said Providence Road, which line is the location line of the 1953 County layout; said point of beginning being 12.29 feet measured S. 34° 12' 20" E. from a Worcester County Highway bound;
- THENCE: S. 52° 38' 37" W. with said Old Road, 138.52 feet to a drill hole In stone at end of wall;
- THENCE: S. 56° 24' 41" W. with said Old Road, 259.89 feet to drill hole in stone at beginning of wall;
- THENCE: S. 68° 19' 41" W. with said Old Road, 76.39 feet to drill hole in stone at corner of walls;
- THENCE: N. 28° 59' 55" W. with stone wall and land of one Seibert, 146.19 feet to drill hole in stone at corner of walls;
- THENCE: N. 64° 38' 47" E. with wall and said Seibert land, 191.45 feet to a point;
- THENCE: N. 61° 35' 59" E. with wall and said Seibert land, 103.88 feet to a point;
- THENCE: N. 65° 17' 42" E. with wall and said Seibert land, 170.87 feet to westerly location line of said Providence Road;

Property Address: 93 Providence Road, Mendon, MA 01756

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

THENCE: S. 33° 00' 35" E. with said Providence Road, 77 feet to said W.C.H.B.;

THENCE: S. 34° 12' 20" E. with said Providence Road, 12.29 feet to the point of beginning.

Containing 1.38 acres.

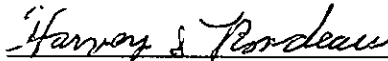
Being a portion of the same premises conveyed to Emile E. and Laurette Y. Cousineau of Smith A. Steere et ux dated September 14, 1944 recorded in Worcester District Registry of Deeds Book 2932 Page 476.

For a more particular description of the granted premises see Plan of Part of Land Owned by Emile E. Cousineau et ux, Mendon, Mass., dated Feb. 1957, Eastman & Corbett, Inc., C. Engs., recorded in Worcester District Registry of Deeds in Plan Book 237 Plan 29.

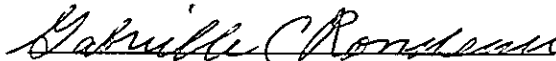
Meaning and intending to hereby convey any and all the same premises conveyed to these Grantors by deed of Emile E. Cousineau and Laurette Y. Cousineau dated January 26, 1959 and recorded in Worcester District Registry of Deeds Book 4002 Page 158.

Reserving to this Grantor a life estate in the above-described premises which the life tenant(s)-grantor(s) shall enjoy for the rest and remainder of their/his/her life without paying any occupancy fee, rental fee or other payment for the continuing use and enjoyment of the life estate on the entire premises. The life tenant shall be entitled to the sole use and occupancy of the premises and will have the right to enforce and pursue all legal remedies against any party for the obstruction or interference with the life tenant's peaceable use of the premises.

Executed as a sealed instrument this 18th day of June, 2003.



Harvey I. Rondeau



Gabrielle C. Rondeau

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 18, 2003

Then personally appeared Harvey I. Rondeau and Gabrielle C. Rondeau

and acknowledged the foregoing to be their free act and deed, before me

Marilyn M. Buzzerio
Marilyn M. Buzzerio
Notary Public

My commission expires: 4/8/2005

ATTEST: WORC. Anthony J. Vigliotti, Register