

53980

DEED

25.00
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We, Lionel R. Leclaire and Gertrude F. Leclaire, husband and wife, of Mendon, Worcester County, Massachusetts, for consideration paid and in full consideration of less than one hundred dollars, grant to Lionel R. Leclaire and Gertrude F. Leclaire, Trustees under Declaration of Trust establishing Leclaire Realty Trust dated February 25, 1997 and recorded with Worcester District Registry of Deeds herewith* of 18 Gaskill Street, Mendon in said county, with quitclaim covenants,

* AS INSTRUMENT NO. 53979

PARCEL ONE

A certain tract or parcel of land, together with the buildings thereon, situated on the easterly side of Providence Street in said Mendon, and being shown as lot 22A, consisting of 60,000 square feet or 1.38 acres of land, more or less, on a plan entitled "Plan of Land in Mendon, MA. Surveyed for Lionel Leclaire 18 Gaskill St., Mendon, MA. Scale 1" = 40' Date June 13, 1997 Shea Engineering & Surveying Co., Inc." filed with Worcester District Deeds, Plan Book 718, Plan 115, to which plan reference may be made for a more particular description.

Said premises are conveyed subject to well rights recited in deed dated January 16, 1961, recorded with Worcester District Registry of Deeds Book 4169, Page 581, to the extent the same may still be in force and applicable.

For our title, see deed of John F. Gaskill et ux dated June 30, 1961, recorded with Worcester District Deeds in Book 4206, Page 223 and deed of Frederick A. Herman et ux dated December 6, 1962, recorded with said Deeds in Book 4336, Page 324.

PARCEL TWO

A certain tract or parcel of land, together with the buildings thereon, situated on the easterly side of Providence Street in said Mendon, and being shown as lot 18A, consisting of 49,275.2 square feet or 1.13 acres of land, more or less, on a plan entitled "Plan of Land in Mendon, MA. Surveyed for Lionel Leclaire 18 Gaskill St., Mendon, MA. Scale 1" = 40' Date June 13, 1997 Shea Engineering & Surveying Co., Inc." filed with Worcester District Deeds, Plan Book 718, Plan 115, to which plan reference may be made for a more particular description.

MOLLOY & ASSOCIATES
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
300 EAST MAIN STREET
MILFORD, MASSACHUSETTS 01757


Property address: Lot 22A Providence Road and 18 Gaskill Street, Mendon, Mass.

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For our title, see deed of Asa B. Vear et ux dated December 15, 1959, recorded with Worcester District Deeds in Book 4080, Page 290 and deed of Frederick A. Herman et ux dated December 6, 1962, recorded with said Deeds in Book 4336, Page 324.

Executed as a sealed instrument this 10th day of April, 1998.


Gertrude F. Leclaire



Lionel R. Leclaire

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

April 10, 1998

Then personally appeared the above named Lionel R. Leclaire and Gertrude F. Leclaire and acknowledged the foregoing instrument to be their free act and deed, before me,



Stephen C. Pisini, Esquire

Notary Public

My commission expires: October 27, 2000

ATTEST: WORC. Anthony J. Vigliotti, Register