



Bk: 38338 Pg: 169 Doc: DEED
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QUITCLAIM DEED

We, Ralph S. Ferrucci and Priscilla R. Ferrucci, both of Mendon, Worcester County, Massachusetts

For consideration paid and in full consideration of less than ONE HUNDRED DOLLARS (\$100.00)

Grant a life estate interest to Ralph S. Ferrucci and Priscilla R. Ferrucci, husband and wife, of 94 North Avenue, Mendon, Massachusetts as tenants by the entirety with a remainder interest to David J. Ferrucci of North Street, Portland, Maine and Marilyn Gilman of 4 Ashkins Drive, Mendon, Massachusetts as joint tenants with the right of survivorship

WITH QUITCLAIM COVENANTS

The land in said Mendon, together with the buildings thereon, situated on the Westerly side of North Avenue, bounded and described as follows:

Beginning at the Northeasterly corner of the premises at a point in the Westerly line of said Avenue and by land of M. Morton Goodnow et ux, which point is 184.41 feet distant S. 25° 21' 25" E. of land on one Simmons measured along the Westerly line of said Avenue; thence

- S. 25° 21' 25" E. 99.07 feet to a Worcester County Highway Bound, being a brass pin in a rock; thence
- S. 24° 59' 41" E. 100.93 feet to a stake, the last two courses bounding by the Westerly line of said Avenue; thence
- S. 65° 00' 19" W. by remaining land of Gordon R. Good et ux, 251.01 feet to an iron pipe in a stone wall; thence
- N. 20° 21' 09" W. by land of one Mahern, in part by a stone wall, 200.66 feet to a stake; thence
- N. 65° 00' 19" E. by said M. Morton Goodnow et ux land, 234.17 feet to the point of beginning.

For our title see Deed of Frank Oliver, Jr. and Marie G. Oliver, dated June 29, 1981 recorded in the Worcester District Registry of Deeds in Book 7267 Page 280.

Return to: Francis X. Small
24 Asylum Street
Milford MA 01757

Property Address: 94 North Avenue, Mendon

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The grantors reserve to themselves the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of any one or more of the Grantor's lineal descendants or such other person (excepting, however, the Grantor and the creditors, estates and creditors of the estates of the Grantor) in such proportions, outright or upon such trusts, terms and conditions as the Grantor may specify by their duly probated last will and testament (including any codicil thereto), which exercise of the herein power shall make specific reference hereto. Failure to record notice of any such exercise of this power in the Worcester Registry of Deeds within ninety (90) days of the date of death of the Grantor shall be conclusively treated as a default in and lapse of the exercise of the herein power. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded. Any exercise or release of the foregoing power may be made by the Grantor and or an attorney-in-fact acting on behalf of the Grantor, acting under a durable power of attorney.

WITNESS our hands and seals this 27th day of January 2006.

Ralph S. Ferrucci
Ralph S. Ferrucci

Priscilla R. Ferrucci
Priscilla R. Ferrucci

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

January 27, 2006

On this 27th day of January 2006, before me, the undersigned notary public, personally appeared Ralph S. Ferrucci and Priscilla R. Ferrucci, proved to me through satisfactory evidence of identification, which were photo identifications, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Roberta C. Laquidara
Notary Public: Roberta C. Laquidara
My Commission Expires October 3, 2008



ATTEST: WORC. Anthony J. Vigliotti, Register