



2010 00051143

Bk: 45806 Pg: 274

Page: 1 of 2 05/18/2010 11:07 AM WD

MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 05/18/2010 11:07 AM

Ctrl# 093960 06072 Doc# 00051143

Fee: \$228.00 Cons: \$50,000.00

QUITCLAIM DEED

We, **Wiliam B. Gerard** of Mendon, Massachusetts and **Cynthia L. Poe** of Chambersburg, PA

For consideration of FIFTY THOUSAND AND NO/100 (\$50,000.00) DOLLARS PAID

Grants to **Timothy Stearns,**
of 4 Farm Street, Bellingham, MA 02019

with quitclaim covenants

A certain parcel of land together with the buildings thereon situated on the westerly side of Bates Street in Mendon, being the same premises described in deed of Robert McTurk to Russell Creighton Longton, et ux., dated June 27, 1947, recorded with Worcester District Registry of Deeds in Book 3065, Page 244, and bounded and described in said deed as follows:

“Commencing at a stone bound located at the northeasterly corner of the granted premises at land this day conveyed to Charles Edison Larking at a cement bound; thence in a westerly direction and bounded northerly by land of said Larking along a stone wall as it now stands; 130 feet, more or less, to a cement bound; thence in a southerly direction and bounded westerly by land of one Pettinelli along a stone wall as it now stands 68 feet, more or less, to a cement bound at other land of grantor; thence in an easterly direction and bounded southerly by other land of said grantor along a stone wall as it now stands 158 feet to a cement bound at the westerly side of said Bates Street; thence in a northerly direction and bounded easterly by said Bates Street along a stone wall as it now stands 73 feet, more or less to a cement bound, being the bound at the point of beginning.”

Being all of the premises conveyed to William L. Gerard and Virginia M. Gerard by Deed dated October 4, 1962 recorded in Book 4320, Page 330.

For title see the Estate of Virginia M. Gerard, late of Mendon, Worcester County, Massachusetts, Worcester Probate Docket #008P2156EP1.

I, William B. Gerard, hereby release my life tenancy in the granted premises.

2
Purposed:
19 Bates Street, Mendon, MA

8

Executed as a sealed instrument this 30 day of April, 2010.

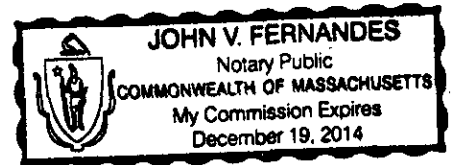
William B Gerard
William B. Gerard

Cynthia L Poe
Cynthia L. Poe

COMMONWEALTH OF MASSACHUSETTS
WORCESTER, SS.

On this 17 day of May, 2010, before me, John V. Fernandes, the undersigned Notary Public, personally appeared William B. Gerard, and proved to me through satisfactory evidence of identity which was a driver's license to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose.

John V. Fernandes
Notary Public
My Commission Expires:

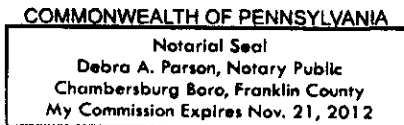


STATE OF PENNSYLVANIA
Franklin (COUNTY), SS.

On this 30 day of April, 2010, before me, Debra A. Parson, the undersigned Notary Public, personally appeared Cynthia L. Poe, and proved to me through satisfactory evidence of identity which was a driver's license to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purpose.

Debra A. Parson

<seal>



Notary Public
My Commission Expires: Nov. 21, 2012