



Bk: 38292 Pg: 114 Doc: DEED  
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## QUITCLAIM DEED

We, LOUIS V. MEROLLI, JR. (also sometimes known as LOUIS MEROLLI, JR. and LOUIS MEROLLI) and THERESA M. MEROLLI, husband and wife, both of Mendon, Worcester County, Massachusetts, for consideration of One Dollar (\$1.00) paid, grant to MICHAEL L. MEROLLI, of Mendon, Worcester County, MA, as Trustee of THE LOUIS AND THERESA MEROLLI IRREVOCABLE TRUST, a trust instrument dated this same day but executed prior to this deed, as to which a Certificate of Trustee is recorded herewith, and having a principal place of business at 52 Millville Road, Mendon, Worcester County, Massachusetts 01756, as Owner in Fee Simple, with *quitclaim covenants*,

that certain parcel of land, together with all buildings and improvements thereon, situated on the westerly side of Bates Street, so-called, a former Massachusetts state highway, in said Mendon, MA, and being a portion of the premises shown on a certain plan filed with Worcester County Registry of Deeds, Plan Book 161, Plan 22, and entitled "Plan of Land sold by Robert McTurk to Lester P. Cramb et ux. Mendon, Mass. August 1949, Francis J. Brennan, Surveyor, Uxbridge, Mass." (hereinafter "Plan"), and bounded and described, more or less, according to said Plan as follows:

Beginning at a cement bound at the northeaterly corner of the granted premises on the westerly side of said Street and at land now or formerly of one Barrows, formerly land of Albert J. Valeika and Dorothy A. Valeika, which cement bound is 125.0 feet distant S. 0° 48'E. of a Mendon highway bound; thence S. 0° 48'E. by the westerly line of said Bates Street 100.0 feet to a cement bound; thence S. 88° 18'W. by remaining land now or formerly of said Albert and Dorothy Valeika 364.60 feet to a cement bound; thence N. 0° 48'W. by land now or formerly of one McTurk 100.0 feet to a cement bound; thence N. 88° 18'E. by said Barrows land 364.60 feet to the bound at the beginning point.

Each Grantor hereby expressly reserves the power to appoint at his or her death, in whole or in part, the property conveyed hereunder to or for the benefit of any one or more of his or her children and issue and in such proportions, and outright, or upon such trusts, terms and conditions as such Grantor may specify by a writing executed and acknowledged during such Grantor's lifetime that is effective upon such Grantor's death and recorded in the Worcester County Registry of Deeds within sixty (60) days of the date of such exercise, or by the Last Will or Codicil of such Grantor making specific reference hereto. In the latter case, failure to record notice of any such exercise of this power in the Worcester County Registry of Deeds within sixty (60) days of the Grantor's death shall be conclusively treated as a default in the exercise of the power. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded with the Worcester County Registry of Deeds. Any exercise or release of the foregoing powers may be made by each Grantor's attorney-in-fact acting under a durable power of attorney or by a court appointed guardian or conservator.

Return to: Daniel W. Nye, Esq.  
P.O. Box 920  
Medfield, MA 02052

Premises conveyed subject to, and with the benefit of, all other rights, easements, conditions and restrictions of record, if any, and insofar as in force and applicable.

For Grantors' title, refer to Deed dated June 11, 1954, and recorded at the Worcester County Registry of Deeds in Book 3594, Page 253.

Title not examined and no independent survey performed.

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

Louis V. Merolli, Jr.  
LOUIS V. MEROLLI, JR.

Theresa M. Merolli  
THERESA M. MEROLLI

*The Commonwealth of Massachusetts*

Norfolk, ss

On this 27th day of January, 2006, before me, the undersigned notary public, personally appeared LOUIS V. MEROLLI, JR. and THERESA M. MEROLLI, each proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the respective persons whose names were signed on the preceding QUITCLAIM DEED in my presence and each individually acknowledged to me that he/she signed it voluntarily for its stated purpose.

Susan C.W. Jones  
Notary Public: Susan C.W. Jones  
My commission expires: 05-28-2010



**ATTEST: WORC. Anthony J. Vigliotti, Register**