

Return: John V. Fernandes
12 Main Street
Milford, MA 01757



Bk: 38313 Pg: 176 Doc: DEED
Page: 1 of 2 01/31/2006 03:43 PM

QUITCLAIM DEED

I, **Rita I. DiCrescentis**, 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 **Rita I. DiCrescentis**, with a remainder interest to **The Rita I. DiCrescentis Irrevocable Trust**, an unrecorded trust dated January 30, 2006, of 37 Bates Road, Mendon, Massachusetts 01756

BOOK 38313 Page 175

WITH QUITCLAIM COVENANTS

The land with the buildings thereon located at 37 Bates Road, Mendon, Worcester County, Massachusetts, more fully described in **Exhibit A** attached hereto.

The grantor(s) reserves to herself 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 her 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 District 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.

Being all the same premises conveyed to this grantor by deed recorded with Worcester District Registry of Deeds in Book 3858, Page 58.

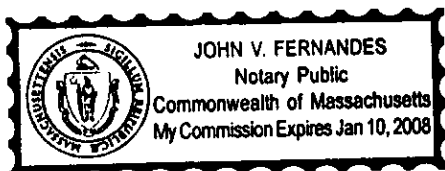
Executed as a sealed instrument this 30th day of January, 2006.

Rita I. DiCrescentis
Rita I. DiCrescentis

COMMONWEALTH OF MASSACHUSETTS
Worcester, ss.

On this 30th day of January, 2006, before me, the undersigned notary public, personally appeared Rita I. DiCrescentis, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]
John V. Fernandes Notary Public
My Commission Expires: January 10, 2008



37 Bates Rd. Mendon

2

1 of 2

EXHIBIT A

A certain parcel of land with the buildings and improvements thereon situated on the westerly side of Bates Street in Mendon, and being more particularly bounded and described as follows:

Beginning at the northeasterly corner of the granted premises at a point in the westerly line of said Bates Street, said point being the southeasterly corner of land of one Gammon;

THENCE S. 88° 18' W. and bounding on said Gammon land, 364.60 feet to land now or formerly of Robert McTurk;

THENCE S. 0° 48' E. and bounding on said McTurk land, 135.87 feet;

THENCE N. 88° 18' E., 364.60 feet to a point in the westerly line of said Bates Street;

THENCE N. 0° 48' W. along the westerly line of said Bates Street, 135.87 feet to the point of beginning.

Being a portion of those premises shown on plan entitled "Plan of Land Sold by Robert McTurk to Lester P. Cramb et ux Mendon, Mass. August, 1949", filed with Worcester District Deeds, Plan Book 161, Plan 22.

Being all the same premises conveyed by deed of Ursula Anesta, et als dated April 30, 1957 recorded with Worcester District Registry of Deeds in Book 3858, Page 58.

RE: 37 Bates Street, Mendon, MA

ATTEST: WORC. Anthony J. Vigliotti, Register