



2013 00121381

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property address: 60 George St., Mendon, MA

QUITCLAIM DEED

I, MARIE THERESA SULLIVAN, w/s/a MARIE T. SULLIVAN, a single person of Mendon, Worcester County, Massachusetts

In consideration paid of One and 00/100 (\$1.00) Dollar

Grant to COLLEEN M. STRAPPONI of Hopedale, MA, WILLIAM G. SULLIVAN of Mendon, MA and NORA M. BEESON of Phoenix, AZ, all as joint tenants, with a usual mailing address of: 60 George Street, Mendon, MA 01756

WITH QUITCLAIM COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situated on the northwesterly side of George Street in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:-

Beginning at the northeasterly corner of the granted premises at a drill hole in a wall at said Street, which drill hole is also the most southerly corner of land of one Ball,

THENCE S. 45° 53' W., 54.13 feet to a drill hole in a wall;

THENCE S. 43° 50' W., 40.90 feet to a drill hole in a wall, the last two courses bounding by a stone wall and said Street;

THENCE N. 46° 10' W., 150 feet to an iron pipe;

THENCE continuing the same course 289.5 feet to an iron pipe at a stone wall, the last two measurements bounded by land now or formerly of one Pond;

RETURN TO: JOSEPH C. COVE, ESQ.  
P.O. BOX 390  
UXBRIDGE, MA 01569

THENCE N. 73° 20' E. by a stone wall and land now or formerly of one Look, 108.8 feet to a drill hole in the wall;

THENCE S. 46° 10' E., 237 feet, more or less, to an iron pipe;

THENCE continuing the same course 150 feet, more or less, to a drill hole in the wall at the place of beginning, the last two measurements bounding by land of said Ball.

A second adjacent parcel of land situated on the northwesterly side of George Street, and which is more particularly bounded and described as follows:

Beginning at a drill hole in a wall at the northeasterly corner of land of said Holt, which point is the southeasterly corner of the granted premises;

THENCE North 46° 10' West one hundred fifty (150) feet by other land of said Holt to an iron pipe at remaining land of said Arthur V. Pond et als;

THENCE North 43° 50' East ninety-five (95) feet by remaining land of said Arthur V. Pond et als. to an iron pipe;

THENCE South 46° 10' East one hundred fifty (150) feet by land formerly of said Arthur V. Pond et als., now or formerly of one R. Wassarman to a drill hole in a wall at said George Street;

THENCE South 43° 50' West by said wall ninety-five (95) feet to a drill hole in the wall at the point of beginning.

Subject to real estate taxes assessed but not yet due and payable.

Reserving to this Grantor a life estate in the above described premises which the life tenant(s)-grantor(s) shall enjoy for the rest and remainder of their/his/her life without paying any occupancy fee, rental fee or other payment for the continuing use and enjoyment of the life estate on the entire premises. The life tenant shall be entitled to the sole use and occupancy of the premises and will have the right to enforce and pursue all legal remedies against any party for the obstruction or interference with the life tenant's peaceable use of the premises.

Subject to Benjamin Franklin Bank mortgage dated May 19, 2005 and recorded in Book 36387 page 377.

For Grantors title see deed from Rudolph L. Deiana and Marie Theresa Sullivan to Rudolph L. Deiana and Marie Theresa Sullivan dated 5 May, 1997 and recorded with the Worcester District Registry of Deeds in Book 18817, Page 162.

Witness my hand and seal this 3<sup>rd</sup> day of October , 2013.

Marie Theresa Sullivan  
Marie Theresa Sullivan  
w/s/a Marie T. Sullivan

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 3<sup>rd</sup> day of October, 2013, before me, the undersigned notary public, personally appeared Marie Theresa Sullivan w/s/a Marie T. Sullivan, proved to me through satisfactory evidence of identification, which was <sup>1</sup> photographic identification with signature issued by a federal or state governmental agency, <sup>1</sup> oath or affirmation of a credible witness, ~~X~~ personal knowledge of the undersigned, 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]  
Notary Public  
Seal of Notary  
My Commission Expires: 10/8/15

