



Bk: 34097 Pg: 212 Doc: DEED
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QUITCLAIM DEED

Kathleen Gorman, of Upton, Worcester County, Massachusetts

for consideration paid and in full consideration of Less Than One Hundred and 00/100 (\$100.00) Dollars

grants to Kathleen Gorman and Susan L. Swanson, as joint tenants of 56 Grafton Road, Upton, MA

with QUITCLAIM COVENANTS

SEE EXHIBIT A ATTACHED HERETO.

Being the same premises conveyed to Grantor by Deed recorded with the Worcester County Registry of Deeds at Book 14881, Page 220.

WITNESS my hand and seal this 30th day of June, 2004.

Kathleen Gorman
Kathleen Gorman

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

June 30, 2004

On this 30th day of ~~May~~ June, 2004, before me, the undersigned notary public, personally appeared Kathleen Gorman proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to be that she signed it voluntarily for its stated purpose.

Lorraine M. Gilpin
LORRAINE M. GILPIN, Notary Public
My Commission Expires: 6/3/05

Susan L. Swanson
56 Grafton Rd
Upton, MA

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Milford St., Mendon

EXHIBIT A

PARCEL I

The land with the buildings and improvements thereon in Mendon, Worcester County, Massachusetts, on the southerly side of the road leading from Milford to Mendon, bounded on the North by said road, on the West by land of Silas Dudley, on the South by land of Amarish A. Taft, on the East by land of said Taft and containing 19 acres, more or less.

Being the same premises described in a deed from Lyman A. Cook, Assignee of William H. Andrews, dated December 8, 1877, recorded with Worcester District Registry of Deeds in Book 1025, Page 199.

Excepting from the above described premises the following:

- 1) premises conveyed to Edward T. Power by deed dated May 5, 1914 and recorded with said Deeds in Book 2053, Page 39;
- 2) premises conveyed to Walter F. Durgin by deed dated May 5, 1914 and recorded with said Deeds in Book 2055, Page 6;
- 3) premises conveyed to Worcester Suburban Electric Co. by deed dated February 2, 1949 and recorded with said Deeds in Book 3172, Page 376;
- 4) premises affected by Commonwealth of Massachusetts highway taking dated December 20, 1949 and recorded with said Deeds in Book 3230, Page 238;
- 5) premises affected by Commonwealth of Massachusetts highway taking dated February 24, 1951 and by deed recorded with said Deeds in Book 3326, Page 231;
- 6) premises described as parcel 5 in plan of Henry W. Gaskill, C.E., as further described in deed recorded with said Deeds in Book 2282, Page 228;
- 7) premises conveyed to Town of Mendon by deed dated May 16, 1938 and recorded with said Deeds in Book 2723, Page 443;
- 8) premises conveyed to Ralph W. Coffin et al dated August 2, 1941 and recorded with said Deeds in Book 2831, Page 394;

The above described premises are subject to the following:

- 1) taking by the Commonwealth of Massachusetts for highway purposes dated July 5, 1922 and recorded with said Deeds in Book 2274, Page 366;
- 2) rights granted to New England Power Company by document dated August 20, 1924 and recorded with said Deeds in Book 2345,

Page 145;

3) rights granted to New England Power Construction Co. by documents dated August 13, 1929 and recorded with said Deeds in Book 2504, Page 357, Book 2504, Page 374, and Book 2504, Page 391, respectively;

4) rights granted to New England Power Construction Co. by document dated May 1, 1929 and recorded with said Deeds in Book 2494, Page 522;

5) reservation of drain rights by Lunette R. Danforth as set forth in deed recorded with said Deeds in Book 2730, Page 19.

Further reference is made to Plan Book 574, Plan 28.

Excepting from the above referenced premises the following parcels of land:

1. A certain lot of land on Milford Street shown as Lot 1 on a Plan recorded with the Worcester District Registry of Deeds in Plan Book 604, Plan 60.

2. A certain lot of land on Milford Street shown as Lot 2 on a Plan recorded with said Deeds in Plan Book 604, Plan 61.

3. A certain parcel of land located off Milford Street and shown as Parcel A on a Plan recorded with said Deeds in Plan Book 701, Plan 20.

For title, see deed of Susan L. Swanson and Gloria J. Profetto dated January 12, 1993 and recorded with said Deeds in Book 14881, Page 220.

PARCEL II

The land situated off the southerly side of Milford Street in Mendon, shown as Parcel "B" on a plan of land entitled "Plan of Land Property of: Parcel "A" - Kathleen Gorman Parcel "B" - G&S Realty Trust II Location: Milford Street, Mendon, MA" dated January 6, 1995 and recorded with the Worcester County Registry of Deeds in Plan Book 701, Plan 20.

Said Parcel "B" contain 12,240 square feet of land more or less, according to said plan.

Being the premises described in a deed from Susan L. Swanson and Gloria J. Profetto, Trustees of G&S Realty Trust II, dated January 29, 1996 and recorded with said Deeds in Book 17645, Page 192.

ATTEST: WORC. Anthony J. Vigliotti, Register