

I, MARY P. FANTINI,



Bk: 33926 Pg: 379 Doc: DEED
Page: 1 of 3 06/22/2004 08:50 AM

PR

of Mendon, Worcester County, Massachusetts,

in consideration of ONE (\$1.00) DOLLAR-----

grant to LEWIS TRIPALDI, individually, with a usual mailing address: c/o
Mrs. Mary P. Fantini, 153 Uxbridge Road, Mendon, MA 01756

XXX

with quitclaim covenants

the land in

The land in the Town of Uxbridge and partly in the Town of Mendon, Worcester County, Commonwealth of Massachusetts, on the northerly side of Mendon Street or Uxbridge Road, a Massachusetts State Highway and on both sides of Rock Meadow Road so-called, bounded and described as follows:

BEGINNING: At the southeast corner of the premises at the end of a stonewall on the northerly side of said Uxbridge Road, in the said Town of Mendon at land of Smith;

THENCE: Westerly and southwesterly by the northerly line of said Uxbridge Road, or Mendon Street, 503.0 feet, more or less, to a stake at land of John Quirk, formerly of Elizabeth Quirk;

THENCE: N. 10° 00' W. by said land of John Quirk 285.0 feet to stones on a ledge;

THENCE: N. 15° 00' E. by said land of John Quirk 53.0 feet to an angle in a wall;

THENCE: N. 80° 00' W. with the line of a wall by said land of John Quirk 200.0 feet to an angle in said wall;

THENCE: N. 45° 00' W. with the line of a wall by said land of John Quirk 215.0 feet to said Rock Meadow Road;

THENCE: Westerly crossing said new Rock Meadow Road 30.0 feet to the end of wall at south side of old Rock Meadow Road;

THENCE: Southwesterly by the southerly line of said old Rock Meadow Road 319.0 feet ± to land of John Orr et ux formerly of Peel;

THENCE: N. 32° 30' W. crossing said old road 16.50 feet to a wall;

THENCE: Westerly with the wall 173.25 feet to land of said Peel;

THENCE: S. 88° 00' W. by said land now or formerly of said Peel 1188 feet to Rock Meadow Brook;

THENCE: N. 12° 10' W. on said Brook 26.55 feet, more or less;

Property Address: 153 Uxbridge Road, Mendon, MA 01756

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MAIL
ATTY Joseph COVE
80 BOX 390
UX BRIDGE, MA
01569

THENCE: N. 14° 10' W. with said Brook 97.20 feet to said West River Pond;

THENCE: Northerly, westerly and northeasterly with various courses on said West River Pond 1154 feet to a post at land now or formerly of the Uxbridge Town Farm;

THENCE: Easterly with said Town land and land of Parker 1696.20 feet to said Rock Meadow Road;

THENCE: Still easterly crossing said Road;

THENCE: Easterly with the line of a wall by said land of said Parker crossing the Uxbridge Mendon Town Line 620 feet, more or less, to land of said Smith;

THENCE: Southerly with the line of a wall by said land of said Smith 567.0 feet, more or less to the point of beginning.

CONTAINING: 30 acres of land, more or less.

Excepting from the above a strip of land sold to the Town of Uxbridge for Highway purposes by trustee's deed dated May 25, 1945.

Also another parcel of land containing three acres and 33 rods, more or less, and being the same premises conveyed to said Mary A. Kempton by deed of William O. Burdon, Administrator, dated February 11, 1892 and recorded with Worcester District Registry of Deeds Book 1397 Page 59, situated partly in Uxbridge and partly in Millville near the State Highway bounded as follows:

Easterly by the Providence and Worcester Railroad;
 Northerly by land formerly of Pelatiah Darling;
 Westerly by the Blackstone River and
 Southerly by land formerly of Joseph Tucker.

This last described parcel is contained in deed from Francis P. Brady, Trustee under the Will of Mary A. Kempton to Patrick F. Quirk and Elizabeth B. Quirk, said deed being dated October 1st, 1945 and recorded with Worcester District Registry of Deeds, Book 2970 Page 321.

Being the same premises conveyed to Saverio F. Fantini and Mary P. Fantini by deed of Elizabeth B. Quirk dated April 27, 1953 and recorded in Worcester District Registry of Deeds in Book 3511 Page 317.

Excepting therefrom those premises conveyed to Everett F. Goodnow, by deed of Saverio F. Fantini and Mary P. Fantini dated December 20, 1967 and recorded in Worcester District Registry of Deeds in Book 4817 Page 557.

Excepting therefrom those premises conveyed to John Santoian and Mary Santoian by deed dated September 3, 1969 and recorded in Worcester District Registry of Deeds in Book 4973 Page 555.

Excepting therefrom those premises conveyed to Florence Smith et al by deed dated March 29, 1973 and recorded in Worcester District Registry of Deeds Book 5322 Page 386.

Reserving to this Grantor a life estate in the above-described premises which the life tenant-grantor shall enjoy for the rest and remainder of 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 tenants' peaceable use of the premises.

Executed as a sealed instrument this

15th

day of

June 2004

[Signature]

Witorn

[Signature]
Mary P. Fantini

The Commonwealth of Massachusetts

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX Mary P. Fantini

XXXXXXXXXXXXXXXXXXXX her XXXXXXXXXXXXXXXXXXXXXXX

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COMMONWEALTH OF MASSACHUSETTS

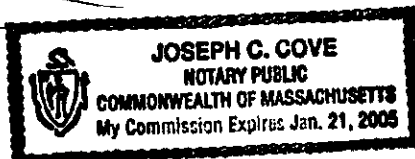
WORCESTER, SS.

On this 15th day of June 2004, before me, the undersigned notary public, personally appeared Mary Fantini, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

[Signature]

Notary Public

Seal of Notary



ATTEST: WORC. Anthony J. Vigliotti, Register