



Bk: 42411 Pg: 341

Page: 1 of 6 02/13/2008 03:06 PM WD

**QUITCLAIM DEED WITH RETAINED LIFE ESTATE AND  
RETAINED POWER TO CONVEY**

We, **TIMOTHY J. HOAR** and **SUSAN M. HOAR**, both of 9 Providence Road, Mendon, Massachusetts, for consideration paid of less than One Hundred (\$100.00) Dollars, hereby grant to our children, **CATHERINE M. MERENA**, **JESSICA L. HOAR**, and **T. MATTHEW HOAR**, as **JOINT TENANTS**, with **QUITCLAIM COVENANTS**:

SEE THOSE PROPERTIES DESCRIBED ON THE ATTACHED EXHIBITS A and B

The property described on the attached Exhibit A has a street address of 9 Providence Road, Mendon, Massachusetts, and is also known as Tax Assessor's Map 12-209-9.

The property described on the attached Exhibit B is a vacant lot and has a street address of 5 Providence Road, Mendon, Massachusetts, and is also known as Tax Assessor's Map 12-209-5.

**RESERVING HOWEVER THE FOLLOWING RIGHTS IN THE GRANTORS  
AS TENANTS BY THE ENTIRETY:**

1. A Life Estate.
2. The power, by separate deed to be recorded in the Worcester County Registry of Deeds, signed solely by the Grantors or the survivor, to convey any easement, restriction, covenant, partial interest or the entire fee interest of said realty, including all remainder interests, without consent of or notice to or the right to any proceeds on the part of the holders of any remainder interest.
3. The power, consistent with the above, by separate document to be recorded as provided above, signed solely by the Grantors or the survivor, to mortgage or convey, the entire fee interest of said realty, including all remainder interest, without consent of or notice to or the right to any proceeds on the part of the holders of any remainder interest.

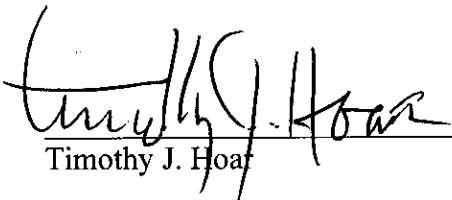
Property Address: 5 Providence Road, Mendon, MA and 9 Providence Road, Mendon, MA

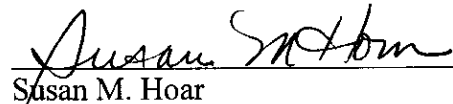
For title in the Grantors, regarding that property described on the attached Exhibit A, see that deed from Arthur C. Manstream, Jr. and Virginia M. Manstream to these Grantors, deed dated October 21, 1976, and recorded in the Worcester County Registry of Deeds on October 22, 1976 at 1:31 p.m., in Book 6052 at Page 147.

For title in the Grantors, regarding that property described on the attached Exhibit B, see that deed from Evert VanderLinde to these Grantors, deed dated October 13, 1977, and recorded in the Worcester County Registry of Deeds on October 18, 1977, at 10:33 a.m., in Book 6315 at Page 159.

The consideration for this transfer is such that no tax stamps are needed.

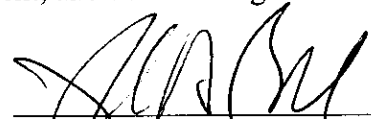
WITNESS OUR HANDS and SEAL this 7<sup>th</sup> day of February, 2008.

  
Timothy J. Hoar

  
Susan M. Hoar


**STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE**

On this 7<sup>th</sup> day of February, 2008, before me, the undersigned notary public, personally appeared **Timothy J. Hoar**, proved to me through satisfactory evidence of identification, which was Massachusetts License # S17089405 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public  
My Commission Expires: 6-23-09  
PAUL A BRUCE

**STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE**

On this 7<sup>th</sup> day of February, 2008, before me, the undersigned notary public, personally appeared **Susan M. Hoar**, proved to me through satisfactory evidence of identification, which was Massachusetts License # S03571454 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.

  
Notary Public  
My Commission Expires: 6-23-09  
PAUL A BRUCE

Address of Life Tenants:  
9 Providence Road  
Mendon, MA 01756

Grantee's address:  
Catherine M. Merena  
3530 North Leavitt Street  
Chicago, IL 60618

Grantee's address:  
Jessica L. Hoar  
13 Oak Street Extension  
Franklin, MA 02038

Grantee's address:  
T. Matthew Hoar  
154 Thayer Street  
Millville, MA 01529

EXHIBIT A

The land in said Mendon, together with the buildings thereon, situated on the Southerly side of Providence Road, and being shown as Parcel No. 1 and Parcel No. 2 on plan entitled "Land of James W. Waite and Evert Vander Linde doing business as Dutch Yankee Farm, Mendon, Mass., August 6, 1969", said plan being filed with Worcester District Registry of Deeds in Plan Book 329, Plan 72, bounded and described as follows:

Beginning at the southwesterly corner of the granted premises at a point in a stone wall and at land now or formerly of Herbert Wood;  
Thence

N. 25° 19' 45" W., 186.60 feet along land now or formerly of James W. Waite et al;  
thence

N. 23° 05' 30" E., 118.26 feet along a 50 foot right of way, as shown on said plan;  
thence

NORTHEASTERLY along a curved line, 48.82 feet from said right of way to Providence Road; thence

S. 64° 32' 30" E., 369.79 feet continuing along said Providence Road; thence

S. 71° 33' 30" W., 396.23 feet along a stone wall and said land of Herbert Wood to the point of beginning.

Property Address:  
9 Providence Road  
Mendon, Massachusetts  
Tax Assessor's Map 12-209-9

EXHIBIT B

A certain lot or parcel of land situated on the southwesterly side of Providence Road in Mendon, bounded and described as follows:

Beginning on the southwesterly line of Providence Road at a stone bound at land now or formerly of Richard Gaskill; thence

By the southwesterly line of Providence Road, SOUTH 63° 40' East, one hundred four and sixty-seven hundredths (104.67) feet to a stake at a broken W. C. H. B.; thence

Continuing by the southwesterly line of Providence Road, SOUTH 64° 32' 30" East, three hundred sixty-nine and seventy-nine hundredths (369.79) feet to a nail in rock and land now or formerly of one Coleman; thence

SOUTH, 71° 33' 30" West by land now or formerly of Coleman along a stone wall five hundred seven and seventy-nine hundredths (507.79) feet to a drill hole at corner of walls; thence

SOUTH 31° 14' 30" East by a stone wall, one hundred sixty-seven and twelve hundredths (167.12) feet to a drill hole in a corner of walls; thence

SOUTH 63° 24' 30" West by a stone wall, one hundred forty-seven and fifty-five hundredths (147.55) feet to a drill hole in wall at angle in wall; thence

SOUTH 77° 15' 30" West, fifty and forty-three hundredths (50.43) feet to a drill hole in wall; thence

SOUTH 16° 56' 30" West by land now or formerly of Wood, three hundred forty and sixty-four hundredths (340.64) feet to a drill hole in stone wall; thence

NORTH 63° 34' 30" West by stone wall at land now or formerly of Barrows, two hundred ninety-seven and sixty-eight hundredths (297.68) feet to a drill hole at corner of walls; thence

NORTH 21° 52' 30" East by stone wall at land now or formerly of Barrows, five hundred seventy-five and sixty-six hundredths (575.66) feet to a drill hole at angle in wall; thence

NORTH 11° 22' East, sixty-three and forty-six hundredths (63.46) feet to a drill hole in wall at land now or formerly of Richard Gaskill; thence

SOUTH 89° 44' 30" East, two hundred nine (209.00) feet to a stone bound; thence

NORTH 23° 05' 30" East by said Richard Gaskill land, two hundred (200.00) feet to the point of beginning.

But excluding from this parcel those premises shown as Parcel No. 1 and Parcel No. 2 on Plan of Land entitled, "Land of James W. Waite and Evert VanderLinde doing business as Dutch Yankee Farm, Mendon, Mass., August 6, 1969, J. R. Andrews, Surveyor, Uxbridge, Mass.," said Plan being filed with Worcester District Deeds, Plan Book 329, Plan 72.

Property address:  
5 Providence Road  
Mendon, Massachusetts

Tax Assessor's 12-209-5