



2012 00034583

Bk: 48749 Pg: 187

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# Quitclaim Deed

I, STEVEN HAGENBACK as Trustee of JOANN LONARDO LIVING TRUST AGREEMENT under an agreement of trust dated June 1, 2004 and described in a trustee's certificate recorded with the Worcester Registry of Deeds herewith

for consideration paid, in the amount of TEN 00/100 Dollars (U.S. \$10.00 Dollars)

grant to KRISTINA LONARDO, an individual, of Woonsocket, Rhode Island

with QUITCLAIM COVENANTS

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon, situated on the easterly side of Providence Road and bounded and described as follows:

Beginning at a point at said Providence Road and at the southwesterly corner of the granted premises, which point is 150 feet northwesterly of the northwesterly corner of land now or formerly of Francis J. Coutu et ux.,

Thence NORTHWESTERLY by said Providence Road with a radius of 1137.14, 150 feet to land now or formerly of one Thomas and shown as Lot #3 on plan hereinafter referred to;

Thence NORTH 51° 36' 16" EAST, 200 feet to the land of said Thomas;

Thence SOUTH 34° 37' EAST, 176.25 feet by said Thomas land and at the northeasterly corner of Lot #1 on said plan;

Thence SOUTH 59° 09' 44" WEST by said lot #1, 200 feet to the point of beginning.

The aforementioned premises contain 32,540 square feet and is shown as Lot #2 on Plan of Part of Land in Mendon, Massachusetts owned by Raymond E. Thomas and Bertha M. Thomas, October 25, 1960, Eastman and Corbett, Inc. C.E. Milford, Massachusetts, said plan being filed with Worcester District Deeds, Plan Book 276, Plan 110.

For Grantor's right to title see Deed of Cornelis S. Vandervalk and Susan H. Vandervalk to Paul R. Lonardo and JoAnn Lonardo dated July 26, 1979 and recorded with Worcester County Registry of Deeds in Book 6787, Page 43. See Death Certificate of Paul R. Lonardo recorded herewith. See Last Will and Testament and Death Certificate of JoAnn Lonardo filed at the Worcester County Probate Court, Docket No. WO11P3789EA.

Title was not examined in the preparation of this deed.

Property Address: 172 Providence Street, Mendon, Massachusetts 01756

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PLEASE RETURN TO:

Carrozza Law Office, P.C.  
279 E. Central Street, Unit 227  
Franklin, MA 02038

Executed as a sealed instrument this 30<sup>th</sup> day of March, 2012.

JOANN LONARDO LIVING TRUST AGREEMENT

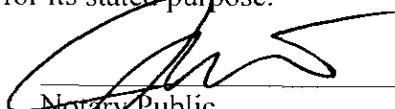
*Steven Hagenback Trustee*  
STEVEN HAGENBACK, Trustee

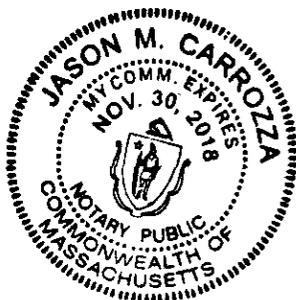
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

March 30, 2012

Before me, the undersigned notary public, personally appeared STEVEN HAGENBACK, 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 he signed it voluntarily for its stated purpose.

  
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Notary Public  
My commission expires:



ATTEST: WORC. Anthony J. Vigliotti, Register