

Bk: 38769 Pg: 324 Doc: DEED
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QUITCLAIM DEED

I, Anne C. Adams, surviving tenant by the entirety, of Mendon, Worcester County, Massachusetts,

for consideration paid of less than One Hundred and 00/100 (\$100.00)-----Dollars

grant to Paul Adams of 36 Horne Drive, Sutton, Massachusetts, and Lorraine A. Adams of 23 Hartford Avenue, Bellingham, Massachusetts, as tenants in common,

with quitclaim covenants

Parcel 1

A certain parcel of land, including all buildings thereon, on the westerly and southwesterly side of Cemetery Street (f/k/a School Street) and northeasterly side of Providence Road, in Mendon, in the County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the intersection of said School Street with said Providence Road;

Thence: northeasterly, northerly and northwesterly by said School Street, about 490 feet to a point where the northwesterly boundary line of the granted premises extended intersects said School Street at land now or formerly of a Reginald S. Parker;

Thence: S. 63° 30' W. by said Parker land to a stone bound approximately on the southwesterly side of said School Street;

Thence: same course by other land of said Parker, 214 feet to a stone bound;

Thence: by same course and by other land of said Parker, 150 feet to a stone bound approximately On the northeasterly side of said Providence Road;

Thence: by same course and by other land of said Parker to said Providence Road;

Thence: southeasterly by said Providence Road about 195 feet to the point of beginning.

Subject to any easement of the public in said streets.

Said School Street is more commonly known as Cemetery Street.

Parcel 2

The parcel of land situated on the easterly side of Providence Road and on the northerly side of Cemetery Street (f/k/a School Street) in Mendon, Worcester County, Massachusetts, bounded and described as follows:

Beginning at a point on the easterly side of Providence Road at the southwesterly corner of land now or formerly of Ashkins;

Thence: running southerly by said Providence Road, one hundred ninety five (195) feet, more or less, to a point at the junction of said Providence Road and School Street;

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Property Address: 31 Cemetery Street, Mendon

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232 Main Street
Milford, MA 01757

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Thence: turning and running easterly by said School Street, fifty (50) feet to a point;

Thence: turning and running Northerly in a line parallel with and fifty (50) feet distant from the easterly side line of said Providence Road, one hundred ninety-five (195) feet, more or less, to said land now or formerly of Ashkins; and

Thence: turning and running westerly by said land of Ashkins, fifty (50) feet to the point of beginning.

Or however otherwise said premises may be bounded or described and be all or any of said measurements or contents, more or less.

Said premises are conveyed subject to a Taking by Worcester County for the relocation of what is known as Providence Road, said taking being recorded with Worcester County Registry of Deeds in Book 2431, Page 454.

Said premises are conveyed subject to rights of the public, if any, in the school house lot, so called, as set forth in and referred to in deed of George Fox Allen to Catherine Regina Seabury dated July 23, 1892, and recorded with said Deeds in Book 1389, Page 147.

Reserving to the Grantor, Anne C. Adams, however, a life estate in the above said premises during the remainder of her lifetime, during which time the said Anne C. Adams shall have the exclusive right to occupy the premises, to lease, let or license the same, and she shall be entitled to all rents, fees, or profits generated from said life estate, but without the right to partition. During said Grantor's lifetime, she shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and she shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon.

I, Anne C. Adams, owning and occupying as my principal residence the premises set forth herein, being 62 years of age or older, hereby declare a homestead in said premises under the provisions of Chapter 188, Section 1A of the General Laws of Massachusetts.

For my title to Parcel 1, see Deed of Worcester County National Bank, Trustee, to Carl R. Adams and Anne C. Adams dated September 25, 1969 recorded with said Deeds in Book 4985, Page 433.

For my title to Parcel 2, see Deed of New England Telephone and Telegraph Company to Anne C. Adams and Carl R. Adams dated September 18, 1985 recorded with said Deeds in Book 8955, Page 191.

Carl R. Adams died on October 26, 2005.

Executed as a sealed instrument this 11th day of April, 2006.

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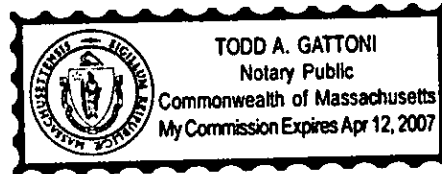

Anne C. Adams

Commonwealth of Massachusetts
Worcester, ss

On this 11th day of April, 2006, before me, the undersigned notary public, personally appeared Anne C. Adams, proved to me through satisfactory evidence of identification, being a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public – Todd A. Gattoni
Commission Expires: 04/12/07



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ATTEST: WORC. Anthony J. Vigliotti, Register