

# QUITCLAIM DEED

I, Dolores R. Landry of Charlton, Worcester County, Massachusetts, owner of an undivided one-half (1/2) interest and I, Dolores R. Landry, Guardian of James J. Landry (Worcester Probate #88 P1544GI1)\* of North Brookfield, Worcester County, Massachusetts, owner of an undivided one-half (1/2) interest

\* license withdrawn 3-27-07

for consideration paid and in full consideration of Seventy-Five Thousand and 00/100ths (\$75,000.00) Dollars

hereby grant to Robert M. Linehan, Individually,

of 5535 Avenida Pescadora, Fort Myers Beach, Florida 33931

with **QUITCLAIM** covenants

The land with the buildings thereon situated in Charlton, Worcester County, Massachusetts, on the northeasterly side of Masonic Hill Road, being the former state highway from Charlton City to Charlton Center, bounded and described as follows:

**BEGINNING** at the northwesterly corner thereof at an iron pin on the northeasterly side of Masonic Hill Road, distant 23.09 feet, S. 17° 52' 45" E., from a Massachusetts Highway bound opposite station 52/07.32 of the 1903 layout thereof as a state highway, being at the southeasterly side of a driveway leading to the house on the premises now or formerly of James E. Cavanaugh;

**THENCE** N. 52° 05' E. along a driveway by land now or formerly of James E. Cavanaugh, 46.77 feet to an iron pin;

**THENCE** S. 29° 51' E. by land now or formerly of James E. Cavanaugh, 70.08 feet to an iron pin;

**THENCE** S. 64° 55' 15" W. by land now or formerly of James E. Cavanaugh, 58.80 feet to an iron pin on the northeasterly line of Masonic Hill Road;

**THENCE** N. 17° 52' 45" W. by the northeasterly line of Masonic Hill Road, 59.40 feet to the point of beginning.

**CONTAINING** 3,400 square feet, more or less.

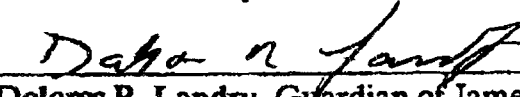
Together with the right to use said driveway twelve feet wide from Masonic Hill Road northeasterly the length of the first course herein.

RETURNED:  
STEPHEN P. BROWN  
POLICE DEPT  
WORCESTER, MASSACHUSETTS

Adams & Assoc. Legal Svcs.  
Title Division  
06-723  
508-794-3800

Executed as a sealed instrument this 4th day of April, 2007.

  
Dolores R. Landry

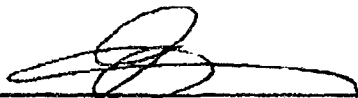
  
Dolores R. Landry, Guardian of James  
J. Landry

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

April 4, 2007

On this 4th day of April, 2007, before me, the undersigned notary public, personally appeared Dolores R. Landry, proved to me through satisfactory evidence of identification, which was a Gov't issued ID 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 as her free act and deed.

  
Michael J. Colognesi  
Notary Public  
My Commission Expires: 12/31/2010



2007 00044811  
Bk: 40842 Pg: 207 Doc: DEED  
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MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 04/05/2007 01:49 PM  
Ctn# 082825 08820 Doc# 00044811  
Fee: \$342.00 Cons: \$75,000.00

**ATTEST: WORC. Anthony J. Vigliotti, Register**