

We, William M. Wagner, Jr., and Nancy E. Wagner, husband and wife,  
both of Mendon, Worcester County, Massachusetts,

in consideration of Fifteen Thousand Dollars (\$15,000.00)

grant to Anthony N. Tumolo, Jr., and Rosemary Wagner, as joint tenants  
and not as tenants in common, of 18 Cunniff Avenue, Milford, Worcester  
County, Massachusetts

with quitclaim covenants

the land ~~in~~ with the buildings thereon, situated in Mendon, Worcester  
County, Massachusetts, bounded and described as follows:

Beginning at a point on the southerly side of Kinsley Lane at  
land now or formerly of Donald E. Wells;

Thence N. 77° 30' 10" E. sixty-six and eleven hundredths feet  
(66.11');

Thence N. 87° 32' 30" E. one hundred thirty-nine feet to land  
of Wagner, the last two (2) courses being by the southerly  
side of Kinsley Lane, which is a fifteen (15) foot right of  
way to Millville Street;

Thence S. 8° 54' 30" W. seventy feet (70.0') to land to be con-  
veyed to Kenneth Taylor and Lois J. Taylor;

Thence S. 55° 10' 10" W. fifty feet (50.0');

Thence S. 10° 41' 36" W. two hundred ninety-one and seven  
hundredths feet (291.07') to land to be conveyed to Brian R.  
and Paula A. Hutchinson;

Thence N. 84° 12' 32" W. forty-seven feet (47.0') to land now or  
formerly of Donald E. Wells, this course being by land to  
be conveyed to Brian R. and Paula A. Hutchinson;

Thence No. 5° 55' 50" W. one hundred fifty-six and ninety-nine  
hundredths feet (156.99');

Thence No. 13° 08' 50" W. sixty-nine and seventeen hundredths  
feet (69.17');

Thence N. 55° 10' 10" E. forty-five and thirty hundredths feet  
(45.30');

Thence No. 27° 06' 50" W. one hundred twenty-two and eighty-five  
hundredths feet (122.85') to the place of beginning, the  
last four (4) courses being by land now or formerly of  
Donald E. Wells;

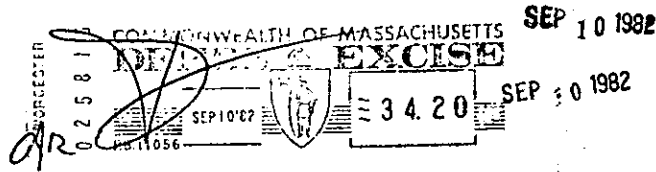
Containing forty thousand one hundred twenty-seven square feet  
of land, more or less (40,127 s.f. -);

Being the same premises shown and described in Plan entitled  
"LAND OF CARL F. WAGNER, ET AL MENDON, MASS. SEPT. 11,  
1974" John R. Andrews, Jr., Registered Land Surveyor  
No. 12033, recorded in Worcester District Registry of  
Deeds, Plan Book 411, Plan 89

Meaning and intending to convey and hereby conveying the same and

Property Address: Kinsley Lane  
Mendon, MA

all the same premises as were conveyed to us by Deed from Carl F. Wagner et ali, dated December 27, 1974, and recorded with said Deeds in Book 5721, Page 90.



Executed as a sealed instrument this 8th day of September 19 82

William M. Wagner, Jr.  
William M. Wagner, Jr.  
Nancy E. Wagner  
Nancy E. Wagner

The Commonwealth of Massachusetts

Worcester ss. September 8, 19 82

Then personally appeared the above named William M. Wagner, Jr., and Nancy E. Wagner

and acknowledged the foregoing instrument to be their free act and deed,

Before me, Dennis M. Sullivan  
Dennis M. Sullivan Notary Public -- Justice of the Peace  
My commission expires June 16, 19 83

Recorded SEP 10 1982 at 1:26 PM