

We, Anthony N. Tumolo, Jr. of 18 Cunniff Avenue, Milford and Rosemary Wagner of 4 Kinsley Lane, Mendon, Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of Twenty Thousand Five Hundred Dollars and No Cents (\$20,500.00) grant to Rosemary Wagner

of 4 Kinsley Lane, Mendon, Massachusetts with quitclaim covenants

~~Doc 12000X~~

[Description and encumbrances, if any]

the land 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 (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 conveyed 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 show 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 Books 411, Plan 89

Being the same premises as conveyed to us by deed of William M. Wagner, Jr. and Nancy E. Wagner, dated September 8, 1982 and recorded with the Worcester District Registry of Deeds, Book 7552, Page 164.

PROPERTY ADDRESS: 4 KINSLEY LANE, MENDON, MASSACHUSETTS 01756

APR 15 10 29 AM '88

Witness hand and seal this thirtieth (13th) day of April 1988

Anthony N. Tumolo, Jr.  
Rosemary Wagner

COMMONWEALTH OF MASSACHUSETTS  
DEEDS & EXCISE  
APR 15 1988  
46.74

The Commonwealth of Massachusetts

Worcester

ss.

April 13, 1988

Then personally appeared the above named Rosemary Wagner

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

Maria Castiglioni  
Notary Public

My commission expires January 7, 1994

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC., Anthony J. Vigliotti, Register