

DOCUMENT NO. 1012

Statute Form of

2

Warranty Deed

EVANGELISTA RICCIO

TO

EUSTACHIO PETTINELLI

Worcester Registry District

JAN 11 1916

RECEIVED FOR REGISTRATION,

8 O'CLOCK 30 M. A.M.

TRANSFER CERTIFICATE OF TITLE ISSUED
AND TRANSCRIBED INTO 191

REGISTRATION BOOK 3

at 4:15 minutes IN

BEING CERTIFICATE NO. 465 IN
~~Worcester Registry District~~

Deeds

Book..... Page.....

Attest

Register.

FROM THE OFFICE OF

Charge by
Yale Book,

Milford

PUBLISHED BY

T. H. BALL, LAW STATIONER

6 PEMBERTON SQUARE

BOSTON

No. 900

Copyright.

I. EVANGELISTA RICCIO,

of Milford, Worcester County, Massachusetts
~~being unmarried~~, for consideration paid, grant to EUSTACHIO PETTINELLI

of Norwood, County of Norfolk, Massachusetts, with warranty covenants
 a certain parcel of land including all buildings thereon, situated in
~~the town of~~ Mendon, Worcester County, Massachusetts, bounded and described
 as follows: westerly by South Main Street about 470 feet; northwesterly
[Description and encumbrances, if any]

by lands now or formerly of Sylvester Cook and of William H. Pyne about
 574 feet; easterly by land now or formerly of William J. Bullard about
 1114 feet, and southwesterly by lands now or formerly of Samuel H.
 Perron and of the Town of Mendon about 863 feet.

All of said boundaries are determined by the Court to be located
 as shown on a plan drawn by A. Schuyler Clapp, Civil Engineer, dated
 August 21, 1915, as approved by the Court, filed in the Land Registration
 Office. The above described land is subject to the easements set forth
 in a deed given by Jotham Hayward to Ezekiel P. Burr et al., dated Febru-
 ary 11, 1846, recorded with Worcester District Deeds, Book 414, Page 487.

Being all the same premises described in certificate of title re-
 gistered in book 3, page 461, of the Land Court at Boston, December 15,
 1915 and numbered 5594 on the files of said Court.

I, Luisa Riccio,

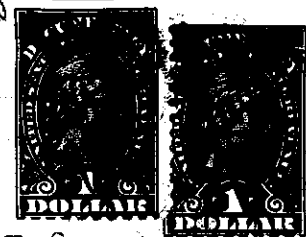
wife of said grantor

release to said grantee all rights of dower and homestead and other interests therein.

Witness our hands and seals this eighth day of January 1916.

*Witness to mark of L.R.
Clifford A. Booth*

*Evangelista Riccio
Luisa Riccio
mark*



Commonwealth of Massachusetts

Worcester

ss.

January 8,

1915.

Then personally appeared the above named Evangelista Riccio
and acknowledged the foregoing instrument to be his free act and deed,
before me

Clifford A. Booth

Justice of the Peace

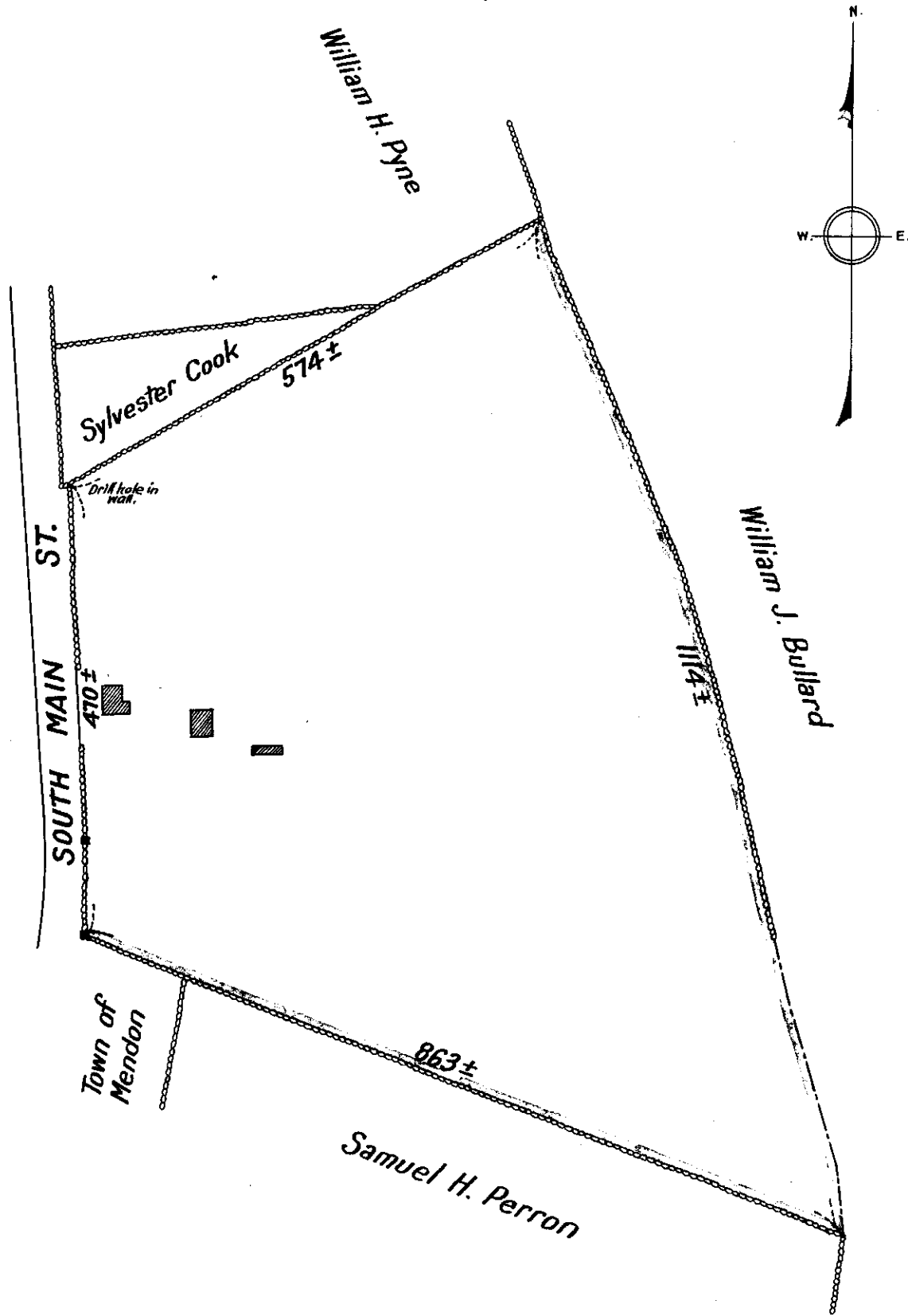
ATTEST: WORC. Anthony J. Vigilotti, Register

5594 A

Plan of Land in Mendon.
Scale 80 feet to an inch.
AUG. 21, 1915

A. Schuyler Clapp, Civil Engineer.

*This land has been subdivided. See plan filed with Cert. #2199.
No further certs. for lots to be issued from this plan.*



Worcester Registry District,

DEC 18 1915

RECEIVED FOR REGISTRATION.
 9 O'CLOCK 15 m. A.M.
 NOTED ON CERTIFICATE NO. 461
 IN REGISTRATION BOOK 3.

Copy of part of plan
 filed in
LAND REGISTRATION OFFICE
 SEPT. 13, 1915

Scale of this plan 160 feet to an inch
 C. B. Humphrey, Surveyor for Court

Original Certificate of Title.

Decree 119
No. 461

Entered pursuant to a decree of the Land Court, dated at Boston, in the County of Suffolk and Commonwealth of Massachusetts, the Fifteenth day of December in the year nineteen hundred and fifteen, and numbered 5594 on the files of said Court.

Copy of Decree.

COMMONWEALTH OF MASSACHUSETTS,

LAND COURT.

In the matter of the Petition of Evangelista Riccio, numbered 5594 after consideration, the Court doth adjudge and decree that said

Evangelista Riccio of Milford

in the County of Worcester and Commonwealth of Massachusetts, married to Luisa Riccio, is the owner in fee simple

of that certain parcel of land situate in Mendon

in the County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:

Westerly by South Main Street about four hundred and seventy (470) feet;

Northwesterly by lands now or formerly of Sylvester Cook and of William H.

Pyne about five hundred and seventy-four (574) feet;

Easterly by land now or formerly of William J. Willard about eleven hundred

and fourteen (1114) feet;

Southwesterly by lands now or formerly of Samuel H. Perron and of the Town

of Mendon about eight hundred and sixty-three (863) feet.

CANCELLED.

SEE CERTIFICATE NO. 465.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by A. Schuyler Clapp, Civil Engineer, dated Aug. 21, 1915, as approved by the Court, filed in the Land Registration Office, a copy of a portion of which will be filed with the original certificate of title issued on this decree.

The above described land is subject to the easements set forth in a deed given by Jotham Hayward to Ezekiel P. Burr et al., dated February 11, 1846, recorded with Worcester District Deeds, Book 414, Page 487.

And the Court doth adjudge and decree that said land be brought under the operation and provisions of Chapter 128 of the Revised Laws, and that the title of said Evangelista Riccio

to said land be confirmed and registered; subject, however, to any of the encumbrances mentioned in Section thirty-eight of said Chapter which may be subsisting, and subject also as aforesaid; and to a

mortgage given by Evangelista Riccio to L. Francis Thayer, dated November 5, 1910, filed and registered herewith.

WITNESS, CHARLES THORNTON DAVIS, Esquire, Judge of the Land Court, at Boston, in said County of Suffolk, the fifteenth day of December in the year nineteen hundred and fifteen, at 10 o'clock and 30 minutes in the forenoon.

Attest, with the Seal of said Court, CLARENCE C. SMITH, Recorder. [SEAL.]

A true copy. Attest, with the Seal of said Court, CLARENCE C. SMITH, Recorder. [SEAL.]

Received for Transcription at Worcester County, Worcester Registry District, December 18, 1915, at 9 o'clock and 15 minutes A.M.

A true copy. Attest, with the Seal of said Court,

Assistant Recorder.

Address of Owner, 4 Mt. Pleasant St., Milford