

83247

We, John J. Cael, Jr. and Filinta M. Cael, husband and wife, both of Mendon, Worcester County, Massachusetts,

Handwritten initials/signature

for the full consideration of -----\$125,000.00----- paid

grant to Michael R. Elliott and Margaret A. Elliott, husband and wife as tenants by the entirety, both of 3 Myrtle Street, Mendon, Worcester County, Massachusetts,

with **QUITCLAIM COVENANTS**

a certain parcel of land, including the building thereon, situated in Mendon, Worcester County, Massachusetts, on the southwesterly side of a proposed road described in Deed of Charles W. Arrand to Leslie C. Childs, et ux, dated October 8, 1954 and recorded with the Worcester District Registry of Deeds in Book 3629, Page 25, and being more particularly bounded and described as follows:

Beginning at an iron pipe at the southeasterly corner of the granted premises at a point in the southeasterly line of said proposed road at land now or formerly of one Barnes, formerly of Charles W. Arrand;

- THENCE S. 60° W., by land of said Barnes, 363 feet, more or less, to an iron pipe at land now or formerly of one Comolli;
- THENCE Northerly by said Comolli land, 140 feet, more or less, to an iron pipe;
- THENCE N. 60° E., 181 feet by land now or formerly of said Arrand to an iron pipe;
- THENCE continuing the same course by land now or formerly of said Arrand, 131 feet to an iron pipe in the southwesterly line of said proposed road; and
- THENCE S. 30° E by the southwesterly line of said proposed road, 131 feet to an iron pipe at the point of beginning.

Together with a general easement in common with said Arrand, his heirs and assigns, in, on, through, upon, over and under said proposed road.

Property Location: 3 Myrtle St., Mendon, MA

MAIL TO:

GATTONI & GATTONI
ATTORNEYS AT LAW
P.O. BOX 94
MILFORD, MA 01757

TEL. (508) 473-2200
FAX (508) 478-5122

Hobbs Abstract

DEEDS REG 20
WORCESTER
07/30/25
42/280
TAX 570.
CASH 570.
7313A140 12:1
EXCISE TAX

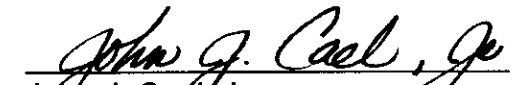

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Subject to and together with pole and wire rights granted Worcester County Electric Company and New England Telephone and Telegraph in Book 3723, Page 517.

Subject to the restriction which shall expire January 1, 2000 that the premises shall not be used or occupied nor permitted to be used or occupied in whole or in part by a trailer designed to be used as a dwelling or used for a dwelling or by such a trailer-like building, as seth forth in Book 3775, Page 84 of the Worcester District Registry of Deeds.

For our title see Deed of Mark R. Nealley, et al, to John J. Cael, Jr., et ux, dated December 1, 1994 and recorded in the Worcester District Registry of Deeds in Book 16747, Page 221.

Executed as a sealed document this 29th day of July, 1996.


John J. Cael, Jr.

Filinta M. Cael

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

July 29, 1996

Then personally appeared the above-named, John J. Cael, Jr. and Filinta M. Cael, and acknowledged the foregoing document to be their free act and deed before me


Notary Public - Todd A. Gattoni
Commission Expires: 05/05/2000

ATTEST: WORC. Anthony J. Vigliotti, Register