

I, VINCENT W. MOTTOLA, JR.
of 151 Hartford Avenue East, Mendon, Worcester County, Massachusetts
being unmarried, for consideration paid, and in full consideration of Twenty-Five Thousand Six Hundred Dollars (\$25,600.00)
grants to PATRICIA A. GARRETT and ROBERT A. DEMERY, JR., as joint tenants, both
of 8 Maple Street, Mendon, Worcester County, Massachusetts with quitclaim covenants

(Description and encumbrances, if any)

A certain tract of land, with the buildings thereon, situated on the southerly side of Hartford Avenue in said Mendon, bounded and described as follows:

BEGINNING at a cement bound at the northwest corner of the granted premises and in the southerly line of Hartford Avenue, said bound being the northeast corner of land of one Warren;

THENCE S. 12° 36' E. bounding on said last mentioned land, 149 feet, more or less, to a cement bound at land now or formerly of one Magliocca;

THENCE N. 69° 23' E. bounding on said last mentioned land, 45 feet to a stake at land now or formerly of one Houlihan; said line passing through a drill hole in a stone at the end of a stone wall;

THENCE N. 6° 57' W. and bounding on said land now or formerly of Houlihan, 131 feet, more or less, to a stake in the southerly line of Hartford Avenue;

THENCE N. 86° 57' W. along the southerly line of Hartford Avenue to the point of beginning.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to me by deed of Florence L. Carine dated Sept. 26, 1977 and recorded with Worcester District Deeds, Book 6297, Page 347, being also described as 151 Hartford Avenue East, Mendon, MA 01756.

Subject to a first mortgage given by the Grantor to the Milford Federal Savings and Loan Association dated September 26, 1977, recorded in Book 6297, Page 348, which mortgage the Grantees hereunder assume and agree to pay. The principal balance as of this date is \$11,790.08.

Property Address: 151 Hartford Avenue East, Mendon, MA

Witness my hand and seal this 5th day of April, 1983.

Vincent W. Mottola, Jr.

Vincent W. Mottola, Jr.

The Commonwealth of Massachusetts

Worcester, ss.

April 5, 1983

Then personally appeared the above named Vincent W. Mottola, Jr.

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

Robert B. Calagione
Notary Public
My commission expires 9/1/84 1984

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residence and post office address of the grantee be other consideration therefor, if not delivered conveyance without deduction for any liens or if recitals shall be recorded as part of the deed. of deeds shall accept a deed for recording unless

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