

HOWARD F. MILLER

of Mendon, Worcester County, Massachusetts,

in consideration of FIFTY FIVE THOUSAND SIX HUNDRED (\$55,600.00) DOLLARS

grant to Joseph P. Cifizzari, Jr. and Walter P. Pasiczniak, doing business as C & P Realty/Builders, a partnership under the Uniform Partnership Act, having a usual mailing address of 1375 Quaker Street, Northbridge, MA 01534

xxx

with quitclaim covenants

~~the same in~~

A certain parcel of land together with the buildings thereon located in Mendon, Worcester County, Massachusetts, situated on the westerly side of Washington Street and being shown as Lot No. 6 on a Plan of Land entitled "Land of Lotta Ames, Mendon, Mass. December 1, 1970; Scale: 1" = 100'; John R. Andrews, Jr., Surveyor"; said plan being recorded in Worcester Registry of Deeds at Plan Book 345, Plan No. 3 and being more particularly bounded and described on said plan as follows:

- NORTHEASTERLY: By Washington Street, on four courses, together measuring 928.01 feet;
- SOUTHEASTERLY: By land of White, 152.70 feet;
- NORTHEASTERLY: By land of White, Johnson and Kinnecome, 279.41 feet;
- SOUTHEASTERLY: By land now or formerly of Wheeler, on two courses, together measuring 1,339.82 feet; and
- NORTHWESTERLY: By Lot 7, shown on said plan, on two courses, together measuring 578.67 feet.

Containing, according to said plan, 772,300 square feet, more or less.

Said premises are conveyed subject to and with the benefit of easements and restrictions of record.

EXCEPTING therefrom the premises conveyed by deed of Howard F. Miller et al to Alfio A. Rosati dated August 1, 1972, recorded with Worcester Registry of Deeds, Book 5246, Page 366; said excepted premises being shown on plan filed with Worcester Registry of Deeds in Plan Book 367, Plan 57.

The aforesaid conveyance is made subject to fiscal 1985 municipal real estate taxes for the Town of Mendon which grantees assume and agree to pay.

For title reference see Worcester Registry of Deeds, Book 8177, Page 145.

Property Address: Washington St., Mendon, MA

Executed as a sealed instrument this

21<sup>st</sup>

day of

JUNE

1985

*Howard F. Miller*  
Howard F. Miller

JUL 11 1985  
COMMONWEALTH OF MASSACHUSETTS  
NOTARY PUBLIC  
12269  
JUL 11 1985

The Commonwealth of Massachusetts

Worcester

ss.

June 24,

19

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Then personally appeared the above named Howard F. Miller

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

Before me *David T. Pagnini*  
David T. Pagnini Notary Public - Justice of the Peace  
My commission expires NOV. 2 1990

Recorded JUL 11 1985 at 2h36m