

I, ANNA M. MESPELLI,
 of Mendon, Worcester County, Massachusetts,
 in consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS, Paid,

grant(s) to ANN BURKE, JEAN DUDLEY and JOHN MESPELLI, TRUSTEES OF THE MESPELLI FAMILY TRUST, established under a Declaration of Trust dated August 5, 1993 recorded in the Worcester District Registry of Deeds herewith as Instrument No. 92841
 having a mailing address of 16 Emerson Street, Mendon, Worcester County, Massachusetts, 01756,

with quitclaim covenants

The land in Mendon, Worcester County, Massachusetts, with all the buildings and improvements situated thereon, being more particularly bounded and described as follows:

PARCEL ONE: A certain parcel of land situated on the easterly side of Emerson Street

BEGINNING at the northwesterly corner of the granted premises on said Emerson Street at land of one Joseph Taylor at a stone bound;

THENCE running N. 47° E., about 230 feet, to a drill hole in a stone wall at land formerly of one McGaughey;

THENCE S. 34° 45' E., 87 feet, with said land of McGaughey and the stone wall to a drill hole in a stone in the wall;

THENCE S. 42° W., 208 feet, more or less, by land of one Angelo Mespelli to a stone bound at said Emerson Street;

THENCE N. 45° 05' W., 93 feet with said Emerson Street to said Taylor land at the point of beginning.

Being the same premises conveyed to Angelo G. Mespelli and this grantor by Deed of Raymond L. Daley and Verena R. Daley dated June 8, 1956 and recorded with said Deeds in Book 3808, Page 108.

PARCEL TWO: A certain tract or parcel of land, with the buildings thereon, situated on Emerson Street, in said Mendon, and being more particularly bounded and described as follows, to wit:-

BEGINNING at a point on said street at land of one Closson;

THENCE N. 44° 25' E. with said Closson land and with a stone wall about 208 feet across Willow Brook to a corner of walls at land of one McGaughey;

Property Address: 16 Emerson Street, Mendon, Massachusetts

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THENCE N. 40° W. with said McGaughey land and the wall 80 feet, more or less, to a drill hole in a stone in the wall;

THENCE in a general westerly direction with land now or formerly of one Daley, 208 feet, more or less, to a stone bound at said Emerson Street;

THENCE S. 45° 05' E. with said Emerson Street, 80 feet, to said Closson land at the point of beginning.

Being the same and all the same premises conveyed to Angelo G. Mespelli and this grantor by Deed of Milford Federal Savings and Loan Association dated April 15, 1953 and recorded with said Deeds, Book 3498, Pages 261 and 262.

The said Angelo G. Mespelli died on May 9, 1968 and this grantor is the surviving tenant by the entirety.

Executed as a sealed instrument this 5th day of August 19 93

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ANNA M. MESPELLI
ANNA M. MESPELLI

Commonwealth of Massachusetts

WORCESTER, ss.

August 5, 1993

Then personally appeared the above-named Anna M. Mespelli

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

before me
Aldo B. Consigli, Jr. Notary Public

My commission expires 12/3/93

ATTEST: WORC., Anthony J. Vigliotti, Register