

Mail: Hyman I. Stramer, Attorney  
134 Main Street  
Milford, Mass. 01757

25479  
DEED

Book 15, 02  
B. 400 P. 185

**WE**, Ann Burke, Jean Dudley, and John Mespelli, Trustees of Mespelli Family Trust, under Declaration of Trust dated August 5, 1993, recorded with Worcester District Registry of Deeds in Book 15440 Page 218, for consideration paid, and in full consideration of \$125,000.00 grant to Trent R. Habig and Lisa M.P. Habig, husband and wife as tenants by the entirety, both of 16 Emerson Street, Mendon, Worcester County, Massachusetts 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.

**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;

**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.

PROPERTY ADDRESS: 16 Emerson Street, Mendon, Massachusetts 01756

95 MAR 29 PM 2:36

Being the same premises conveyed to Ann Burke, Jean Dudley, and John Mespelli, Trustees of the Mespelli Family Trust by deed of Anna M. Mespelli dated August 5, 1993 recorded with the Worcester District Registry of Deeds in Book 15440 Page 227

Witness our hands and seals this 28th day of March, 1995.

Ann Burke  
Ann Burke - as Trustee as aforesaid

Jean Dudley  
Jean Dudley - as Trustee as aforesaid

John Mespelli  
John Mespelli - as Trustee as aforesaid

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

March 28, 1995

Then personally appeared the above named Ann Burke, Jean Dudley and John Mespelli and acknowledged the foregoing instrument to be their free act and deed as Trustees as aforesaid, before me

Hyman I. Stramer  
Hyman I. Stramer - Notary Public  
My commission expires August 24, 1995

DEEDS REG 20  
WORCESTER  
03/29/95  
TAX 570.00  
DASH 570.00  
1546A140 14:23  
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register