

142207

QUITCLAIM DEED

45/2003

Linda R. Speroni, of Mendon, County of Worcester, Commonwealth of Massachusetts for consideration paid in the amount of Two Hundred Twenty-Seven Thousand, Five Hundred and 00/100 Dollars (\$227,500.00 ), grant to Raymond Dirany of 8 Cape Road, Mendon, Massachusetts 01756, as Sole Owner with

QUITCLAIM COVENANTS

See Exhibit "A" Attached Hereto and Made a Part Hereof.

WITNESS my/our hand on 26th day of July, 2002.

Linda R Speroni  
Linda R. Speroni

02 JUL 26 PM 1:55

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Norfolk

In Medway on this 26th day of July, 2002, before me personally appeared Linda R. Speroni, to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument, by her executed, to be her free act and deed.

Notary Public:

My Commission Expires: 7-26-2002

Douglas Caldera  
Douglas Caldera

7-26-2002

Douglas Caldera

PROPERTY LOCATION AND GRANTEE'S MAILING ADDRESS:  
8 Cape Road, Mendon, Massachusetts 01756

MAIL

CALENDA + JACO  
171 BRADWAY  
PROVIDENCE, R.I. 02903

8 CAPE ROAD, MENDON, MA

27075PG305

**EXHIBIT "A"**

**Borrower(s): Raymond Dirany**

**Property Address: 8 Cape Road, Mendon, Massachusetts 01756**

That certain parcel of land together with the buildings thereon, located in Mendon, Worcester County, Massachusetts, situated on the easterly side of the road leading from South Milford to Bellingham, formerly known as Bates Street and now known as Cape Road, and being more particularly bounded and described as follows:

Beginning at the southwesterly corner of the premises on the easterly side of said Cape Road at land now or formerly of one Bullard; Thence northerly by the easterly side of said Cape Road to the northwesterly corner of the premises at land formerly of one Ripley; Thence easterly by the land formerly of said Ripley to the northeasterly corner of the premises at land now or formerly of one Larson; Thence southerly by the land now or formerly of said Larson to the southeasterly corner of the premises at the land now or formerly of said Bullard; and Thence westerly by said Bullard land to the point of the beginning.

For Title Reference see deed dated April 6, 1994 and recorded in Book 16187, Page 6.

File No. 02-950-012

**CANCELLED**  
WORCESTER  
DEEDS REG 20  
WORCESTER

07/26/02 1:38PM 01  
000000 #4164

FEE \$1037.40  
CASH \$1037.40

**ATTEST: WORC. Anthony J. Vigliotti, Register**