

YSZ

191356

I, FRANCES E. CRESPI of 51 Grant Street, Canton, Ma. 02021 of the County of Norfolk Commonwealth of Massachusetts, Executrix under the Will of the late JOAN M. ECKERT of said Mendon, Massachusetts, Worcester Probate and Family Court Department, Docket #01PR2573EP1

~~COMMON~~ Massachusetts,

being unmarried, for consideration paid, and in full consideration of TWO HUNDRED THOUSAND DOLLARS AND NO CENTS (\$200,000.00)

grant to EDWARD P. GRACE, and PAULETTE M. GRACE, Husband and Wife, Tenants by the

Entirety of 22 Cape Road, Mendon, Massachusetts

with quitclaim covenants *

and buildings thereon the land in Mendon, Worcester County, Massachusetts

[Description and encumbrances, if any]

A certain tract, or parcel, of land together with the buildings thereon, situated on the Easterly Side of Bates Street in said Mendon, and being shown on a plan entitled "Land of Genevieve H. Feeney, Mendon, Mass. August 8, 1972, Scale 1"=40' John R. Andrews, Jr., Surveyor," said plan filed with Worcester District Registry of Deeds in Plan Book 369, Plan 57, bounded and described as shown on said Plan as follows:

Beginning at S.W. corner thereof on the westerly side of Bates Street at corner of land of Azevedo et ux:

- N. 16 degrees 24' 16" W. along the easterly side of said Bates Street, 106.35 feet, to a concrete bound; thence
- N. 72 degrees 73' 30" E. 70.00 feet to a point as shown on said plan; thence
- N. 16 degrees 24' 15" W. 6.00 feet to a point, as shown on said plan; thence
- N. 72 degrees 13' 30" E. 503.14 feet, to a point at land N/E Ripley, as shown on said plan; thence
- S. 33 degrees 42' 10" E. along said land N/E Ripley, 245.24 feet to a point at other land N/E Ripley; thence
- S. 71 degrees 07' 14" W. along said land N/E Ripley, 236.48 feet to a corner at land of A.F. Azenedo, et ux, as shown on said plan, thence
- N. 23 degrees 37' 55" W. 118.94 feet to a point; thence
- S. 73 degrees 38' 30" W. 394.68 feet to the point of beginning, the last two courses bounding on land of A.F. Azenedo et ux, as shown on said plan.

Containing according to said plan, 93,240 sq. ft., more or less.

Recorded at the Worcester District Registry of Deeds in Book 10229, Page 72 on February 19, 1987 by Deed of Joan M. Eckert of Mendon, Mass. and Irving E. Gennet, Trustee in Bankruptcy for Lorena Pepe, Debtor Case No. 82-02237-BKC-TCB filed in the southern District of Florida to Joan M. Eckert of Mendon, Massachusetts.

Being the same premises as set forth in this Deed.

WORCESTER
DEEDS REG 20
WORCESTER

10/01/02 11:45AM
000000 #7500

CANCELLED

FEE \$912.00

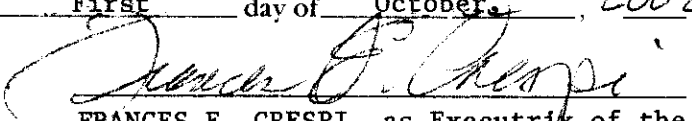
CASH \$912.00

Return To:
Richard A. Villani, Esq.
P.O. Box 326
Milford, MA 01757

24 Cape Road, Mendon, Massachusetts 01756

02 OCT - 1 PM 1:07

Witness My hand and seal this First day of October, 2002


FRANCES E. CRESPI, as Executrix of the
Estate of JOAN M. ECKERT

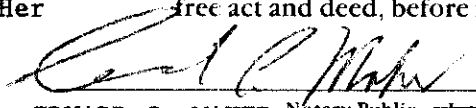
The Commonwealth of Massachusetts

Worcester ss.

October 1, 2002
DATE

Then personally appeared the above named FRANCES E. CRESPI

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


EDWARD C. MAHER, Notary Public ~~XXXXXXXXXXXX~~

My commission expires January 17, 2008

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC. Anthony J. Vigliotti, Register