

WE, ROGER S. OREFICE and FRANCES E. OREFICE,

of 9 Penny Lane, Milford, Worcester County, Massachusetts,  
in consideration of ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000.00)

grant to LOUIS A. McCANN and JEANNE M. McCANN, husband and wife as tenants by the entirety

with quitclaim covenants  
of 145 Hartford Avenue East  
Mendon, Massachusetts 01756

~~the same~~

Property address: 147 Hartford Avenue East, Mendon, Massachusetts

APR 3 1 19 PM '90

A certain lot or parcel of land, together with all buildings and other improvements thereon, situated on the southerly side of Hartford Avenue (East) in the Town of Mendon, County of Worcester, Commonwealth of Massachusetts and shown as A.P. Lot 147 on a plan entitled, "Plan of Land For Roger S. & Frances E. Orefice Mendon, Mass. November, 1983 Bibeault and Florentz Engineering Co. Civil Engineers and Land Surveyors 99 Main Street, Woonsocket, R.I." Said plan is recorded with the Worcester District Registry of Deeds in Plan Book 513, Plan 10, as more particularly bounded and described according to said plan as follows:

Beginning at a point on the southerly side of said Hartford Avenue (East), which point is the northeasterly corner of land of Louis A. and Jeanne M. McCann and being the northwesterly corner of the lot hereby described; --

Thence S. 84° 48' 52" E. with said Hartford Avenue (East) one hundred fifty (150.00) feet to other land, now or formerly, of these grantors; --

Thence S. 00° 27' 03" W. two hundred thirty-seven and seventy-three one hundredths (237.73) feet; --

Thence S. 19° 09' 03" E. two hundred forty-five and forty-five one hundredths (245.45) feet to a stone wall at land of Kenneth S. Pickren, the last two (2) lines bounded by land, now or formerly, of these grantors; --

Thence S. 69° 14' 13" W., following said stone wall sixty-two (62.00) feet to a corner of wall; --

Thence N. 19° 09' 03" w., still continuing with said stone wall, two hundred seventeen and sixty-nine one hundredths (217.69) feet to a drill hole in a corner of wall at land of Richard A. and Rita D. Skinner, the last two (2) lines bounded by said Pickren land; --

Thence N. 18° 13' 55" W., following the stone wall and the aforesaid Skinner land and land of Louis A. and Jeanne M. McCann three hundred fifteen and thirty-one one hundredths (315.31) feet to the point of beginning.

Containing 41,815 square feet, more or less.

The grantors convey the above described premises together with the right to maintain, repair and replace any portion of the leaching field which extends in an easterly direction over land, now or formerly of these grantors.

The grantors, their heirs and assigns also agree to make said repairs at their own expense and also to do the same in a good, workmanlike manner so that the property will be the same as it was before any work was done.

For our title, see deed of Milford Savings Bank dated October 19, 1976 and recorded in Worcester District Registry of Deeds, Book 6052, Page 100.

ALBES REG 20  
WORCESTER

APR 03/90

TAX 638.40  
LASH 638.40

666-4A140 12:07  
EXCISE TAX

Executed as a sealed instrument this 3rd day of APRIL 1990

Frances E. Orefice  
Frances E. Orefice

Roger S. Orefice  
Roger S. Orefice

**The Commonwealth of Massachusetts**

Worcester

ss.

APRIL 3 1990

Then personally appeared the above named Frances E. Orefice and Roger S. Orefice

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

Before me: Michael J. Nopetti  
MICHAEL J. NOPETTI Notary Public - JAMES M. MURPHY  
My commission expires JULY 6 1995

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