

WE, RICHARD FERRUCCI and ELIZABETH FERRUCCI, husband and wife, both

of Mendon, Worcester County, Massachusetts,

being ~~announced~~, for consideration paid, and in full consideration of \$65,000.00

grants to DAVID B. LOWELL and JANE E. LOWELL, husband and wife, as tenants • by the entirety, both of 217A Millville Road, of said Mendon with quitclaim covenants

the land in said Mendon

[Description and encumbrances, if any]

A certain tract or parcel of land, with the buildings thereon, situated on the easterly side of Millville Road, in said Mendon, and being shown on Plan entitled "Plan of land in the town of Mendon, Massachusetts property of Richard & Elizabeth Ferrucci Scale 1" = 40' December 8, 1975 Surveyed by Blackstone Valley Survey & Engineering, Inc.", and filed with Worcester District Registry of Deeds, Plan Book 419, Plan 94, and being bounded as shown on said plan as follows:

WESTERLY by the Easterly line of Millville Road, approximately 305 feet; NORTHERLY and Northeasterly by land of Richard L. and Patricia L. Childs, in part of stone walls, a distance of approximately 723 feet; EASTERLY by land of said Childs, in part by a stone wall, approximately 537 feet; and SOUTHERLY by land of woners unknown along a stone wall, approximately 775 feet. Containing approximately 6.602 acres.

Excepting from the above premises a small lot situated at the south-westerly corner of the above described premises being entirely enclosed by stone walls and shown on said plan and set forth in Deed of Carlton L. Goss et ux. to Walter C. Gorenflo et ux. dated December 22, 1958, recorded with said Deeds, Book 4013, Page 211.

Said premises are conveyed subject to easement to Worcester Suburban Electric Co. in instrument recorded with said Deeds, Book 2341, Page 55; pole and wire rights to Worcester County Electric Company et al, dated July 27, 1955, recorded with said Deeds, Book 3723, Page 517, if the same affect the locus.

Witness our hands and seals this eleventh day of December 1975

DEC 11 1975 W. REGISTER



Richard Ferrucci Elizabeth Ferrucci

The Commonwealth of Massachusetts

Worcester, ss. December 11, 1975

Then personally appeared the above named Richard Ferrucci and Elizabeth Ferrucci and acknowledged the foregoing instrument to be their free act and deed, before me

Anna Berardi O'Brien, Notary Public My commission expires December 15, 1978

(*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

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.

Recorded DEC 11 1975 at 3 h 34 m P.M.