

Victoria M. Aho and William E. Aho

of Mendon

Worcester

County, Massachusetts.

in consideration of One Hundred Thousand and 00/100 (\$100,000.00) Dollars

grant to Robert P. Luzi and Linda J. Auty, as joint tenants and not as tenants in common

Millville Road
of Mendon, Massachusetts

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, and bounded and described as follows:

PARCEL 1: contains approximately seven thousand, one hundred twenty (7,120) square feet and is situated between the Westerly location line of the 1932 County layout of the Millville road and the center line of the location of the old road, said parcel being more fully described as follows:

Beginning at a point on the aforesaid Westerly location line one hundred ten (110) feet, more or less, Northerly of a Worcester County highway bound (WCH) bearing SOUTH 31°08'05" EAST and thirty-four and 33/100 (34.33) feet distant from Station 12 44.97 of Worcester County Commissioners Plan H2336P, Decree 867; thence

NORTHWESTERLY fifty-five (55) feet, more or less, to the center line of the old road; thence
NORTHEASTERLY two hundred fifteen (215) feet, more or less, by the center line of the old road to the aforesaid Westerly location line; thence SOUTHERLY two hundred twenty (220) feet; more or less, by said Westerly location line and on a curve of 730.00 feet radius to the point of beginning.

PARCEL 2: contains six thousand, two hundred fifty (6,250) square feet, more or less, and covers the old location of the road discontinued by the Town of Mendon.

See Deed Town of Mendon to Berton G. Brown, dated January 12, 1935, recorded with Worcester Deeds, Book 2578, Page 25, for a more complete description.

PARCEL 3: is situated on the Westerly side of the road leading from the Old Turnpike to Millville, and bounded and described as follows:

Beginning at said road at land now or formerly of Mrs. Cosgrove; thence

WESTERLY as the wall stood March 5, 1859, and bounded Northerly on said Cosgrove land, nineteen (19) rods lacking one (1) foot to stones at the end of a partition wall at land now or formerly of George Wilber; thence

SOUTHEASTERLY on said Wilber land, sixteen and one-fourth (16 1/4) rods to a stake and stones on the Northwesterly side of said road; thence

~~SOUTHEASTERLY~~ ~~by said road, nineteen (19) rods lacking one (1) foot to the point of beginning.~~

NORTHEASTERLY by said road, nineteen (19) rods lacking one (1) foot to the point of beginning.

Property Address: 11 Millville St., Mendon, Mass.

Parcel 4: The land on the Northwesterly side of Millville Road, Mendon shun as

PARCEL "A" on plan of land entitled "Plan of Land in Mendon, Mass. Owned by Nicholas Frabotta" Francis J. Brennan, Surveyor, recorded with Worcester District Deeds, Plan Book 148, Plan 113, said parcel containing 6,100 square feet, more or less, bounded and described as follows:

Beginning at the northeasterly corner of the granted premises at iron pin set in the ground on the northwesterly side of said Road, said point of beginning being 20 feet distant from the northeasterly corner of grantee's land; *C The term "grantee" herein refers to one Frabotta*

thence southwesterly with said Road on a curved line having a radius of 730 feet, 20 feet to grantees' land;

thence N. 77°42'W. with grantees' land 305 feet, more or less, to drill hole in stone;

thence N. 12°18'E. with Parcel "C" on said plan 20 feet to iron pin set in the ground;

thence S. 77°42'E. with Parcel "B" on said plan 306.05 feet to the point of beginning; this last course being parallel with and 20 feet distant from the second course.

For our title see deed of *Victoria M. Aho* recorded in Book 9190 Page 302.

Worcester
180385
COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
JUL 14 1986
228.00
No 11651 508 81 11

Executed as a sealed instrument this 14th day of July 1986

Victoria M. Aho

William E. Aho

The Commonwealth of Massachusetts

Worcester ss. July 14 1986

Then personally appeared the above named Victoria M. Aho and William E. Aho

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

Before me, Ann Christina Clark
Ann Christina Clark Notary Public - XXXX XXXX XXXX
My commission expires 12/19 1992

Recorded JUL 18 1986 at 3 h. 15 m. P.M.