

140496

QUITCLAIM DEED

I, ERCOLE L. SABATINELLI of Four Reservoir Road, Boylston, Worcester County, Massachusetts, being unmarried, for consideration paid, and in full consideration of less than One Hundred (\$100) Dollars grant to E. LOUIS SABATINELLI, JR. of 69 Milford Street, Mendon, Worcester County, Massachusetts with *quitclaim covenants* a certain parcel of land, together with the buildings thereon, situated on Milford Street in Mendon, Worcester County, Massachusetts, bounded and described as follows:

"a certain tract of land, with the buildings thereon, in said Mendon, situated on the southerly side of the Milford road, State highway, leading from Mendon to Hopedale, being lots numbered 74, 75 on plan entitled, "Hopedale Heights, Mendon, Mass., belonging to Bodwell Land Co., Providence, R.I., by J.A. Lathan, November 1909." Said plan being recorded in Plan Book 18, Plan 1.

Said lots being more particularly bounded and described as follows:

Beginning on the southerly side of said road at the northeasterly corner of said premises at the intersection of the westerly line of Harrington Street, with the southerly line of said Milford road; thence S. 30° 45' E., 120.45 feet to other land of said Ercole Sabatinelli; thence turning an interior angle of 90° and running westerly with said other land of Ercole Sabatinelli 90 feet; thence turning an interior angle 90° and running northerly with other land of Ercole Sabatinelli 80 feet to said road; thence northeasterly with said road 98.71 feet to the point of beginning."

Also, a certain parcel of land, including all buildings thereon, on the easterly side of the road leading from said Mendon to Milford in said Mendon, bounded and described as follows, to wit: -

Beginning at the northwesterly corner of the granted premises on the easterly side of said road at an oak tree at land of the Bodwell Land Company; thence S. 30° 45' E. by said last mentioned land 528.21 feet; thence S. 52.5° W. by land of said Bodwell Land Company 225.45 feet to a stake in the wall at land formerly of one Rogers; thence westerly by said Rogers land as the wall now stands to the easterly side of said road; thence northerly by the easterly side of said road to the point of beginning.

RETURN TO: Michael D. Brockelman, Esquire  
Bowditch & Dewey  
311 Main Street  
Worcester, MA 01608  
(508) 791-3511

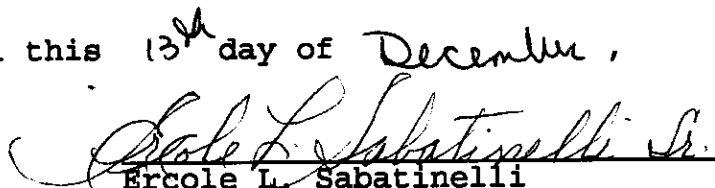
Also a certain tract or parcel of land, including all buildings and improvements thereon, located in the Town of Mendon, Worcester County, in the Commonwealth of Massachusetts, located and described as lots numbered seventy-one (71), seventy-two (72) and seventy-three (73) on a plat of land entitled, "Hopedale Heights, Mendon, Mass., belonging to Bodwell Land Company, Providence, R.I. by J.A. Lantham, November 1909," which said plat is filed with Worcester District Registry of Deeds, Plan Book, 18, Plan 1 reference to which is hereby had for a further description.

This conveyance is subject to a reversionary interest enuring to my benefit during my life. Should the grantee named herein predecease me, the title to all the property herein described shall revert to me. The filing of a death certificate of the grantee at the Worcester District Registry of Deeds and an affidavit that the grantor secured the grantee shall be satisfactory evidence to confirm the reversionary interest vesting in me.

Upon my death, the recording of a death certificate shall clear the title of the encumbrance.

Being the same premises conveyed to me by deed from Norma P. Curry dated January 3, 1991 and recorded in Worcester District Registry of Deeds in Book 13242, Page 228.

WITNESS my hand and seal this 13<sup>th</sup> day of December, 1994.


  
Ercole L. Sabatinelli

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

Dec. 13, 1994

Then personally appeared the above named ERCOLE LOUIS SABATINELLI and acknowledged the foregoing instrument to be his free act and deed, before me

  
Notary Public  
Karen A. Jackson

My Commission Expires:

Mr Commission Expires Nov. 21, 1997



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