

J.S.F.

QUITCLAIM DEED

I, ERCOLE L. SABATINELLI

of 2171 Regent Boulevard, West Palm Beach, Florida

for consideration paid, and in full consideration of less than One Hundred and 00/100 (\$100.00) Dollars

grant to E. LOUIS SABATINELLI, JR.

of 69 Milford Street, Mendon, Massachusetts

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land with the buildings and improvements thereon, situated on the easterly side of Milford Street in the Town of Mendon, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at a point in the easterly side of Milford Street at the intersection of the southerly line of Harrington Street at the northwesterly corner of said premises;

THENCE South 43° 55' 46" East two hundred eighty-two and 03/100 (282.03) feet to a point at land now or formerly of E.L. Sabatinelli, Jr.;

THENCE South 46° 04' 14" West one hundred seventy-four and 41/100 (174.41) feet to a point at land now or formerly of Ronald and Theresa Morese;

THENCE North 39° 44' 09" West by land of said Morese one hundred forty-seven and 00/100 (147.00) feet to a point;

THENCE North 22° 21' 13" East, still by land of said Morese, twenty-eight and 55/100 (28.55) feet to a point;

THENCE North 64° 24' 09" West, still along land of said Morese, ninety-four and 31/100 (94.31) feet to a point at the easterly side of said Milford Street;

THENCE North 22° 17' 51" East along the easterly side of Milford Street one hundred ninety and 77/100 (190.77) feet to the point of beginning.

Containing a total of 40,073 square feet, more or less, and being shown on a plan entitled "Plan of Land in Mendon - Hopedale, Mass.", prepared for Ercole Louis Sabatinelli, Jr., dated July 25, 1995, prepared by Guerriere & Halnon, Inc., Engineering & Land Surveying, 38 Pond Street, Franklin, Mass. and recorded with the Worcester District Registry of Deeds in Plan Book 711, Plan 119.

Return to: Robert E. Longden, Jr., Esquire
Bowditch & Dewey
311 Main Street
Worcester, MA 01608

Property Address: Milford Street, Mendon, MA

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Being a portion of the premises conveyed to Ercole L. Sabatinelli by a deed of E. Louis Sabatinelli, Jr. dated November 23 1996 and recorded with the Worcester District Registry of Deeds in Book ~~xxxx~~ as Inst. No. ~~xxxx~~ Page 60, and a portion of the premises conveyed to Louis E. Sabatinelli by a deed of Vincent Fiori, et ux dated June 4, 1996 and recorded with said Registry in Book 4670, Page 583.

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.

WITNESS my hand and seal this 6th day of January, 1997.

Ercole L. Sabatinelli
Ercole L. Sabatinelli

STATE OF FLORIDA

Palm Beach County, SS.

January 6, 1997

Then personally appeared the above-named Ercole L. Sabatinelli and acknowledged the foregoing instrument to be his free act and deed, before me,

Sandra R. Powlette
Notary Public
My commission expires: 3/26/97

