

25.00

GREENLEAF FINANCIAL SERVICES, INCORPORATED,

a corporation duly established under the laws of Commonwealth of Massachusetts
and having its usual place of business at 230 Main Street, Milford, Worcester County,

~~XX~~
\$178,000.00

~~XXXXXX~~ County, Massachusetts, in consideration of

grants to Thomas Fyffe and Susan J. Fyffe, husband and wife, as tenants by entirety,
both of 62-66 Milford Street, Mendon, Worcester County, Massachusetts,

~~xxx~~

with quitclaim covenants

~~the land in~~

The land in Mendon

A certain parcel of land with the buildings thereon, situated on the northerly side of Mendon Street and bounded and described as follows:

TRACT ONE:

Beginning at the southeasterly corner of the granted premises on the northerly side of said street; thence westerly along said street, sixty (60) feet; thence northerly along land of one, now or formerly of Millard Bracci, two hundred (200) feet; thence easterly on a line parallel with the northerly side of said street, eighty-four (84) feet; thence southerly by land now or formerly of Barbara N. Raad, two hundred feet (200) to the point of beginning.

Said premises are shown on "Plan of Land in Mendon, Mass., owned by John J. Harrington, March 10, 1927", Henry W. Gaskill, C.E., being lot marked "Harrington", between that of Bracci and Raad, which plan is recorded with Worcester District Registry of Deeds, Plan Book 49, Plan 34.

Being the same premises conveyed by deed of Merrill R. Bracci, dated August 30, 1948, and recorded with Worcester District Registry of Deeds, Book 3144, page 96.

TRACT TWO:

A certain tract of land, together with the buildings thereon, in Mendon in the County and Commonwealth aforesaid, situated on the westerly side of the road leading from Mendon to Milford, and bounded and described as follows:

BEGINNING at a stone wall at the northeasterly corner of the granted premises at land now or formerly of one Broughey and said road;

Thence westerly along said Broughey land, two hundred (200) feet to a stake at land now or formerly of John J. Harrington; thence southerly along said Harrington land, 200 feet to a stake at other land, now or formerly of said Harrington; thence easterly along other land now or formerly of said Harrington, two hundred (200) feet to the road above mentioned; thence northerly along said road, 27.56 feet, more or less, to a point; Thence N. 28° 41' W., 71.59 feet to a point; thence N. 36° 20' E., 70 feet to a point; thence S. 53° 44' E., 65 feet to a point in the westerly side of said street; thence northerly along said road, 72.44 feet to the point of beginning.

Being a part of the premises conveyed by deed of Phyllis M. Bowles dated September 15, 1945 and recorded with Worcester District Deeds, Book 2969, page 199.

TRACT two hereinabove described is subject to a Right of Way, bounded and described as follows: BEGINNING at a stone wall at the northeasterly corner of the premises described in Tract Two in the above described land of one Broughey and the westerly side of the road leading from Mendon to Milford on Route 16; Thence running S. 60° 33' W., 79.47 feet to a point; thence running S. 53° 44' E., 32.79 feet to an iron pin on the road; thence running N. 36° 12' W., 72.44 feet to the point of beginning.

Said premises are subject to highway taking by Commonwealth of Massachusetts dated November 24, 1950 and recorded in said Deeds, Book 3306, page 80.

RETURN TO:
ROCHE & MURPHY
P.O. BOX 287
FRANKLIN, MA 02038

- con'd. -

Property address: 62-66 Milford Street, Mendon, MA 01756

99 APR 16 PM 3:54

For grantor's title see deed dated March 2, 1992 and recorded in said Deeds in Book 14041, page 29.

This conveyance does not constitute a transfer of all or substantially all of the assets of the grantor in Massachusetts.

seal

In witness Whereof the said Greenleaf Financial Services, Incorporated

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by John R. Niro,
its president & treasurer hereto duly authorized, this
day of April, in the year one thousand nine hundred and ninety-nine.

Signed and sealed in presence of

GREENLEAF FINANCIAL SERVICES, INCORPORATED

by

John R. Niro

John R. Niro, President and Treasurer

The Commonwealth of Massachusetts

Worcester,

ss.

April

, 19 99

Then personally appeared the above named John R. Niro

and acknowledged the foregoing instrument to be the free act and deed of the Greenleaf Financial Services, Incorporated

before me

Rafael M. DeCapua
 Rafael M. DeCapua
 Notary Public
 Justice of the Peace
 My commission expires 7/26 19 99

WORCESTER
 DEEDS REG 20
 WORCESTER
 04/16/99 2:32PM 01
 000000 #2579
 FEE \$811.68
 CASH \$811.68

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

ATTEST: WORC. Anthony J. Vigliotti, Register *