

88596

QUIT CLAIM DEED

45/20

We, Anthony R. Depoto and Dorothy A. L. Depoto, husband and wife, as tenants by the entirety, both

of 21 Stone Street, Bellingham, Norfolk County, Massachusetts

being married, for consideration paid, and in full consideration of Two Hundred Twenty-Five Thousand (\$225,000.00) Dollar and 00/Cents.

grant to Shane ^{E.} Ludden and Diane L. Ludden, husband and wife, as Tenants by the Entirety, both

of 25 Andre Boulevard, Glendale, Rhode Island

with *Quit Claim Covenants*

(description and encumbrances, if any)

A certain tract or parcel of land, situated on the southeasterly side of a State Highway leading from Hopedale to Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:-

Beginning at a point at the most northerly corner of the granted premises on the southeasterly side of said Highway and at the westerly corner of land now or formerly of one Kara Rossetti, said point being southwesterly 200.34 feet from a concrete highway bound,

THENCE S. 53° 45' 00" E., along said Rossetti land, and land now or formerly of Manuel G. Taxiera, 546.38 feet to a point at land now or formerly of said Kara Rossetti;

THENCE S. 41° 09' 05" W. by said Rossetti land, 135.67 feet to a point on the remains of a wire fence;

THENCE S. 40° 22' 00" W., still by said Rossetti land, 164.56 feet to an iron rod in the most southerly corner of the granted premises at land of Joseph Taxiera;

THENCE N. 49° 38' 20" E. by said Taxiera land, 524.10 feet to a point on the southeasterly side of said Highway;

THENCE along said Highway, N. 37° 34' 13" E., 44.09 feet to a concrete highway bound on said Highway; and

THENCE along said Highway by a curve to the right having a radius of 3640.00 feet, a distance of 215.34 feet to the point of beginning.

MILFORD ST, MENDON

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JAN 2006

N70 20,211-A

Being the premises shown as "Total Lot Area 3.41 Acres Area under easement 0.36 acres" on plan entitled Plan of Land in Mendon, Mass., Scale 1" = 40' November 25, 1974, Wm. J. Rossetti, Franklin, Mass. Property of Manuel G. Taxiera to be recorded herewith Plan Book 413, Plan 76.

Being a portion of the premises conveyed to Manuel G. Taxiera, Jr. and Minnie Taxiera by Deed of Millard M. Bracci et ux, dated July 10, 1975, and recorded with Worcester District Registry of Deeds, Book 3496, Page 482.

Said premises are conveyed subject to an easement conveyed by Leopold Bracci et ux. to the New England Power Construction Company by instrument dated May 1, 1929, recorded with said Deeds, Boos 2496, Page 5.

For grantors title see deed of Manuel Taxiera and Minnie Taxiera to these grantors dated July 10, 1975, and recorded in the Worcester Registry of Deeds at Book 5754, page 228.

Witness our hands and seals this 21st day of June, 2001.

Anthony R. Depoto
Anthony R. Depoto

Dorothy A. L. Depoto
Dorothy A. L. Depoto

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

June 21, 2001

Then personally appeared the above named Anthony Depoto and Dorothy Depoto and acknowledged the foregoing instrument to be their free act and deed, before me,

Edmund L. McGivis
Edmund L. McGivis Notary Public

My Commission Expires: 5-15-2003

WORCESTER
DEEDS REG 20
WORCESTER
06/22/01 11:22PM 01
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20211-A
FEE \$1026.00
CASH \$1026.00

ATTEST: WORC. Anthony J. Vigliotti, Register