

RETURN TO:
PATRICIA WEBBER, ESQUIRE
24 ASYLUM STREET
MILFORD, MA 01757

45/20
*

DEED

I, Manuel G. Taxiera, Jr. of Mendon, Worcester County, Massachusetts

In consideration of less than One Hundred (\$100.00) Dollars paid

Grant to Manuel G. Taxiera, Jr. and Elaine A. Rua, as joint tenants with right of survivorship.

With **quitclaim** covenants

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

Beginning at a stone bound 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 Henry J. Bracci, thence turning an interior angle of 73° 44' and running southeasterly by said last-mentioned land 150 feet to a stone bound; thence turning an exterior angle of 94° 48' and running northeasterly by said last-mentioned land 104.55 feet to a stone bound in the line of a stone wall; thence turning an interior angle of 86° 23' and running southerly by the line of said stone wall 547 feet, more or less, to the intersection of said stone wall and a wire fence; thence S. 51° 30' W. (old magnetic course) by land now or formerly of one Walker 386.8 feet to the intersection of wire fences; thence continuing the same course by said wire fence and land formerly of one Day 40.2 rods to a post; thence S. 26° E. 5.1 rods; thence S. 51° 15' W. 10 rods; thence S. 62° W. 4.76 rods all with said Day land now or formerly on one Taft at the westerly side of the old Streeter Road, so-called; thence with said Taft land and said old road about 34 rods to said highway; thence across the end of said old Streeter Road to the easterly side thereof; thence by said highway N. 49° 30' E. 625 feet, more or less, to the most westerly corner of land conveyed by Milliar M. Bracci and Louise P. Bracci to one Rosetti by deed dated January 22, 1953 and recorded with Worcester District Deeds, Book 3480, Page 452; thence S. 36° 44' E. 168 feet, more or less, to a point; thence No. 55° E. 200.0 feet to a stone bound, the last two courses bounding on last-mentioned land; thence continuing the same course 143.0 feet to a stone bound; thence turning an interior angle of 197° 15' and running northeasterly by land now or formerly of one Merrill R. Bracci 72.2 feet to a stone bound; thence turning an exterior angle of 117° 33' and running northwesterly by said last mentioned land 200.0 feet to a stone bound at said highway and one foot northeasterly of a wire fence; thence turning an interior angle of 110° 34' and running northeasterly by said highway 171.65 feet to a Massachusetts highway bound; thence turning an exterior angle of 173° 47' and running northeasterly by said highway 116.32 feet to the stone bound at the point of beginning.

61 Milford Road, Mendon, MA

Property + Grantee

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Said premises are conveyed subject to an easement conveyed by Paul Bracci to the Commonwealth of Massachusetts by instrument dated March 27, 1922, and recorded with Worcester District Deeds, Book 2267, Page 336, an easement conveyed by Leopoldo Bracci et ux., to the New England Power Constructon Company dated May 1, 1929, and recorded with said Deeds, Book 2496, Page 5, and easements created under Clauses 1, 2 and 3 of the Will of Giuditta Bracci, Worcester County Probate Court Case No. 156179.


There is excepted from the above-described premises so much thereof as has been taken by the Commonwealth of Massachusetts for the relocation of said highway by instrument recorded with said Deeds, Book 3230, Page 238 and conveyed to said Commonwealth of Massachusetts by deed of Millard M. Bracci et al, dated July 12, 1950, and recorded with said Deeds, Book 3273, Page 60.

For my title see deed of Millard M. Bracci and Louise P. Bracci to Manuel G. Taxiera, Jr. and Minnie Taxiera dated April 23, 1953, in Book 3496, Page 482.

Witness my hand and seal this 28th day of August, 2001.


Witness: Kathleen Valdivia


Manuel G. Taxiera, Jr.

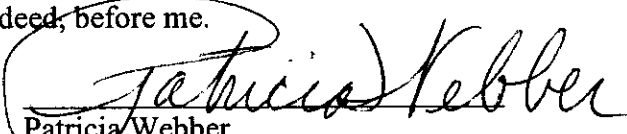

Witness: Sheila Lindquist

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

August 28, 2001

Then personally appeared the above-named Manuel G. Taxiera, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me.


Patricia Webber
Notary Public
My Commission Expires: 12/18/03

ATTEST: WORC. Anthony J. Vigliotti, Register