

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/08/2016 02:28 PM
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Fee: \$912.00 Cons: \$200,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

69 MILFORD STREET, MENDON

Deed

I, **E. Louis Sabatinelli, Jr.**, being unmarried, of Mendon, Massachusetts 01756

In consideration paid of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) Dollars

Grant to **Jason P. Meehan**,
of 60 Causeway Street, Millis, MA 02054

with QUITCLAIM COVENANTS

The land in Mendon with the buildings thereon situated on the easterly side of Milford Street, and 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 three and 56/100 (103.56) feet to a point;

THENCE: North 22° 21' 13" East, still at 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., which Plan is recorded at the Worcester District Registry of Deeds in Plan Book 711, Plan 119.

The Grantor hereby releases any and all rights of homestead in the within premises. No present or former spouse or partner in a civil union occupies the property or is entitled to an Estate of Homestead in the within premises.

For title see Deed from E. Louis Sabatinelli, Jr. and Ercole L. Sabatinelli to E. Louis Sabatinelli, Jr dated May 15, 2004 recorded with said Deeds in Book 33778, Page 325.

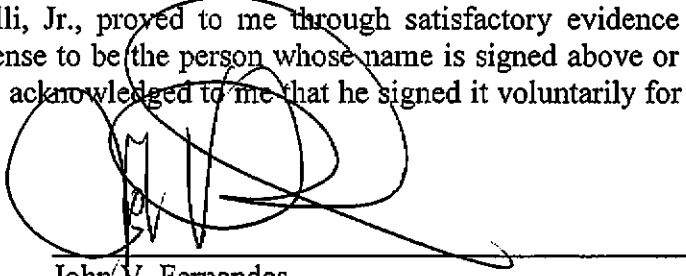
Executed as a sealed instrument this 30^R day of December, 2015.

E. Louis Sabatinelli, Jr.
E. Louis Sabatinelli, Jr.

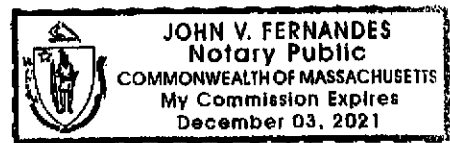
Commonwealth of Massachusetts

Worcester, ss:

On this 30^R day of December, 2015, before me, the undersigned notary public, personally appeared E. Louis Sabatinelli, Jr., proved to me through satisfactory evidence of identification, which was a Driver's License to be the person whose name is signed above or on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



John V. Fernandes,
Notary Public
My Commission Expires: December 3, 2021



ATTEST: WORC Anthony J. Vigliotti, Register