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QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/26/2012 03:36 PM
Ctrl# 117171 20991 Doc# 00158518
Fee: \$1,240.32 Cons: \$272,000.00

We, **Concetta M. Abretti**, a non-married woman of Hopedale, Massachusetts and **Robyn Celeste Abretti**, a non-married woman of Burbank, California

For consideration paid and in full consideration of less than TWO HUNDRED AND SEVENTY-TWO THOUSAND DOLLARS (\$272,000.00)

Grant to **Aram Babaian**, of 27 North Avenue, Mendon, Massachusetts 01756

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon, situated on the easterly side of North Avenue, Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

Beginning at the southwesterly corner of the granted premises at a stake in the easterly line of said North Avenue, said point being a northwesterly corner of land formerly of one Svedine;

THENCE northerly along the easterly line of said Avenue, 227 feet to land of the Roman Catholic Bishop of Worcester;

THENCE N. 64° 45' E. and bounding on said Bishop's land, 520 feet to a stone wall;

THENCE S. 29° 45' E. by said stone wall, 234.5 feet to the center of another stone wall;

THENCE S. 65° 45' W. from the center of the last mentioned stone wall, 556 feet to the point of beginning.

Said premises are conveyed subject to the obligation to maintain the stone wall on the southerly side of the granted premises as recited in deed of Lora E. Williams to Frances G. Mann, dated July 20, 1915, recorded with Worcester District Deeds, Book 2083, Page 208.

The grantors hereby release any and all rights of homestead that they may have in and to the property granted herein

For our title see deed of Concetta M. Abretta dated September 14, 2007 and recorded with Worcester District Registry of Deeds, Book 41831, Page 86.

Property Address: 27 North Avenue, Mendon

WITNESS our hands and seals this 6th day of November 2012.

Concetta M. Abretti

Concetta M. Abretti, by her attorney-in-fact, Robyn Celeste Abretti, pursuant to a Durable Power of Attorney dated September 14, 2007 and recorded herewith

50189-177

Robyn Celeste Abretti

Robyn Celeste Abretti

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 6, 2012

On this 6th day of November 2012, before me, the undersigned notary public, personally appeared **Robyn Celeste Abretti**, proved to me through satisfactory evidence of identification, which was a California driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Francis X. Small

Notary Public: Francis X. Small

My Commission Expires June 6, 2019