

I, LEO MORONEY

of Sutton

Worcester County, Massachusetts

~~being married~~ for consideration paid, and in full consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 (\$150,000.00)

grant to ROBERT J. BURKE and PAMELA J. BURKE

of 25-1 Danforth Street, Framingham, Massachusetts with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, bounded and described as follows:

[Description and encumbrances, if any]

A certain parcel of land located on the westerly side of Bates Street, in Mendon, Worcester County, Massachusetts, said parcel being shown on a plan entitled "Plan of Land in Mendon, Mass., Property of Alfred and Mary M. Sutcliffe, Scale 1" - 40' May 16, 1974, Guerriere and Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass." Said Plan filed with the Worcester District Registry of Deeds, Plan Book 399, Plan 115, bounded and described as follows:

BEGINNING at a point on the westerly side of said Bates Street, at the most easterly corner of the said parcel of land, which point is distant 241.98 feet southwesterly of a Massachusetts Highway Bound, granted premises;

THENCE Southwesterly by said Bates Street by a curve to the right, the radius of which is 1781.42 feet, 30.33 feet to a Massachusetts Highway Bound;

THENCE S. 51° 14' 00" W., by said Bates Street, one hundred sixty nine and 67/100 (169.67) feet to a point;

THENCE Northwesterly by a curve to the right, the radius of which is 25.00 feet by other land of Alfred and Mary M. Sutcliffe, 30.88 feet to a point;

THENCE N. 58° 00' 00" W., by said other land of Sutcliffe et ux 385.00 feet to a point;

THENCE N. 42° 07' 11" E., by a stone wall and at land of said Sutcliffe et ux 199.84 feet to a point;

THENCE S. 73° 19' 29" E., by a stone wall and at land now or formerly of Estate of Minnie F. Thayer 135.94 feet to a stake;

THENCE S. 82° 54' 31" E., still by the said stone wall 12.85 feet to a drill hole at the corner of said stone wall;

THENCE S. 17° 55' 02" W., still by said stone wall 19.85 feet to a drill hole in the said wall;

THENCE S. 55° 27' 37" E., still by said stone wall 108.66 feet to a drill hole in said wall;

THENCE S. 55° 11' 04" E., still by said stone wall 183.38 feet to the point of beginning.

Said last 4 courses being by land now or formerly of York.

Said parcel of land contains 90,091 square feet, more or less or 2.07 acres.

Being part of the premises described in a deed from Curtis C. Hood, Administrator of the Estate of Fred P. Bullard, late of Mendon, to the grantors herein dated July 1, 1944 and recorded with the Worcester District Registry of Deeds, Book 2924, Page 123.

For my title see deed recorded in Book 12519, Page 289.

Property Address: 7 Bates Road, Mendon, MA

Dec 28 1 17 PM '90

DEEDS REG 20
WORCESTER
12/28/90
CITED
684.00
684.00
CASH
3889A140 13:03
EXCISE TAX

Witness my hand and seal this 28th day of December, 1990

Leo Moroney

Leo Moroney

The Commonwealth of Massachusetts

WORCESTER

ss.

December 28, 19 90

Then personally appeared the above named

Leo Moroney

and acknowledged the foregoing instrument to be

his

free act and deed, before me

Leo Moroney
Notary Public — Justice of the Peace

Notary Public — Justice of the Peace

My commission expires

5-16

19 97

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC., Anthony J. Vigliotti, Register