

Book  
24600  
Page  
321

## BERARDI LOAN COMPANY, INC.

a corporation duly established under the laws of the Commonwealth of Massachusetts  
and having its usual place of business at Milford,

Worcester County, Massachusetts, for consideration paid,

grants to JOSEPH N. TESTA and JUNA E. TESTA, husband and wife, as  
tenants by the entirety,

of said Milford,

with quitclaim covenants

the land in Mendon, on the westerly side of Providence Street, consisting  
of two (2) adjoining parcels, bounded and described as follows; being

~~XXXXXX XXXXX XXXXX XXXXX XXXXX~~

all the same premises conveyed to Berardi Loan Company, Inc. by Gordon  
R. Blamire, et ux., by deed dated February 18, 1961, recorded with  
Worcester District Registry of Deeds, Book 4175, Page 522, and bounded  
and described therein as follows:-

"PARCEL No. 1. A certain parcel of land, with the buildings thereon  
and all the privileges and appurtenances thereto belonging; situated on  
the westerly side of Providence Street, bounded and described as follows:

Beginning at the southeasterly corner of the granted premises on the  
westerly side of Providence Street at land now or formerly of one  
Morrison; thence S. 85° W. with said Morrison land 29.2 rods; thence  
S. 22° 25' E. 20.3 rods; thence S. 85° 5' W. 35.5 rods to land now or  
formerly of Bertha Coleman; thence N. 10° 45' W. 45.8 rods; thence  
N. 89° 30' E. 33 rods; thence N. 10° 30' W. 106.25 feet to a stone  
bound at land formerly of one Neil, the last three lines bounding on  
land, now or formerly of Bertha Coleman; thence N. 80° 30' E. with said  
Neil land 276.2 feet to a point; thence southerly 100 feet to a point;  
thence easterly 100 feet, more or less, to the westerly side of said  
Providence Street; thence southerly with the westerly side of said  
street 501.25 feet, more or less, to the place of beginning.

Said granted premises being a portion of the first parcel conveyed by  
C. Patricia Ford to Frank J. Euzukonis et ux, by deed dated April 8,  
1948, and recorded in Worcester District Registry of Deeds, Book 3179,  
page 267.

PARCEL No. 2. The land on the westerly side of Providence Street,  
adjoining Parcel No. 1 and being all the premises described in deed of  
Stephen Cook to Albert W. Gaskill, by deed dated February 22, 1865, and  
recorded in Worcester District Registry of Deeds, Book 698, page 296,  
and bounded and described in said deed as follows:

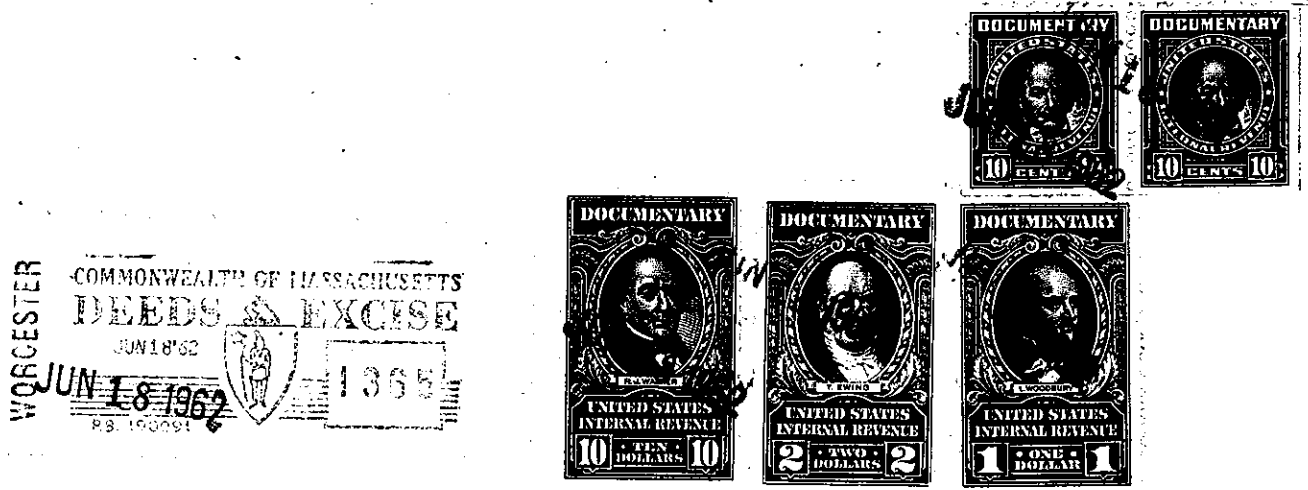
"A certain tract or parcel of land, situated in said Mendon (called the  
Henldah Howard land), and bounded as follows:--Beginning at a corner of  
wall at the southeast corner of said tract, that being the southwest  
corner of the farm of Alexander W. Allen; thence N. 80° 20' W. 24  
rods and 10 links; thence S. 13 1/2° W. 2 rods to a stake in the wall;  
thence N. 80 1/2° W. 4 rods and 19 links to a corner of wall; thence  
N. 1 1/2° W. 9 rods and 16 links to corner of wall; thence S. 87 1/2° W.  
28 rods to a stake and stones at Naim Gaskill's land; the above lines  
bounded southerly on land formerly belonging to Zinni Cook, deceased;  
thence N. 6 1/4° W. 38 rods to corner of wall, bounded westerly on land  
of said Gaskill; thence easterly and bounded northerly as the wall now  
stands (to wit in year 1854 by another deed) being partly on the land  
of Zalmon G. Wood, and partly on land of said Naim Gaskill 49 rods and  
12 links to said Allen's land; thence

4288

306

southerly and bounded easterly on said Allen's land as their wall now stands (to wit in year 1854 by another deed) 49 rods to the bound first mentioned containing 15 acres 155 rods." The above premises are hereby conveyed subject to a right of way reserved in deed of E. F. Gaskill to J. C. Ripley dated June 10, 1925, Book 2372, page 470, and also subject to highway relocation in Providence Street, recorded Book 2431, page 454, (130 square feet taken)."

For authority of Treasurer, see Certificate of Vote recorded with said Deeds, Book 4181, Page 369.



In witness whereof, the said Berardi Loan Company, Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Frank DiAntonio

its Treasurer hereto duly authorized, this *fifteenth* day of June, in the year one thousand nine hundred and sixty-two.

Signed and sealed in presence of

*Thelma F. Bullard*

BERARDI LOAN COMPANY, INC.  
by *Frank DiAntonio*  
Its Treasurer

The Commonwealth of Massachusetts

Worcester,

ss.

June 15, 1962.

Then personally appeared the above named Frank DiAntonio

and acknowledged the foregoing instrument to be the free act and deed of the Berardi Loan Company, Inc.

before me

*Thelma F. Bullard*  
Notary Public

Thelma F. Bullard

My commission expires Sept. 18, 1965.

Recorded June 18, 1962 at 3h. 6m. P. M.