

We, Thomas F. Perna and Patricia M. Perna, husband and wife
of Mendon, Worcester County, Massachusetts

~~being married~~ for consideration paid, and in full consideration of \$214,000.00

grant to Donald R. Petrilli and Jacalyn R. Costello as joint tenants *
and not as tenants in common
of Providence Street, Mendon, MA with quitclaim covenants

~~the book~~

[Description and encumbrances, if any]

FIRST PARCEL: All the same premises conveyed by deed of James F. Keefe et ux to Thomas F. Perna et ux, dated October 9, 1957, and recorded with Worcester District Registry of Deeds, Book 3900, Page 344 and bounded and described in said deed as follows:

"A certain tract or parcel of land, with the buildings thereon, situated on the easterly side of Providence Street and the westerly side of Gaskill Street in said Mendon, and being more particularly bounded and described as follows:

Beginning at an iron pipe at the southwesterly corner of the granted premises and at the easterly side of said Providence Street, thence in an easterly direction and bounded southerly by land of one Gaskill to an iron pipe on the westerly side of said Gaskill Street; thence in a northerly direction and bounded easterly by said Gaskill Street 65 feet to an iron pipe in an old wall; thence in a northerly direction and bounded easterly by said Gaskill Street to an iron pipe located 100 feet, more or less, southerly from an iron pipe in Willow Brook; thence in a westerly direction and bounded northerly by remaining land of the grantors to an iron pipe in the easterly line of said Providence Street, which iron pipe is located 100 feet, more or less, southerly from an iron pipe in Willow Brook; thence in a southerly direction and bounded westerly by said Providence Street 150 feet to an iron pipe in the line of an old wall; and thence in a southerly direction and bounded westerly by said Providence Street 125 feet to the point of beginning.

Together with the right to use, maintain, repair and replace the drain extending northwesterly from the northerly corner of the house on the above described premises to a point in the aforesaid brook distant 174 feet easterly from the easterly face of the easterly abutment at Providence Street.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by Deed of Moses U. Gaskill, dated May 15, 1948, recorded with Worcester District Deeds, Book 3122, Page 293 and also the southerly portion of the premises described in Deed of Donald B. Lowell to us, dated December 13, 1944, recorded with said Deeds, Book 2942, page 123."

SECOND PARCEL: All the same premises conveyed by James F. Keefe et ux to Thomas F. Perna et ux by deed dated April 13, 1966 and recorded with Worcester District Registry of Deeds, Book 4662, Page 15, and bounded and described in said deed as follows:

"A certain tract or parcel of land situated on the easterly side of Providence Street and the westerly side of Gaskill Street in Mendon, Worcester County, Massachusetts and being more particularly bounded and described as follows, to wit:-

Beginning at an iron pipe on the easterly side of said Providence Street at Willow Brook, so-called;

THENCE southerly along said Street, 100.00 feet more or less to an iron pipe at land of these grantees;

THENCE easterly by said grantees' other land to an iron pipe at said Gaskill Street;

THENCE northerly by said Gaskill Street, 100.00 feet more or less to said Willow Brook; and

THENCE westerly by said Willow Brook to the iron pipe at the point of beginning.

Said premises are conveyed subject to the right to use, maintain, repair and replace the drain graned in deed of these grantors to these grantees dated October 9, 1957, recorded with Worcester District Deeds, Book 3900, Page 344.

Being the northerly portion of the premises described in deed of Donald B. Lowell to us dated December 13, 1944, recorded with said Deeds, Book 2942, Page 123."

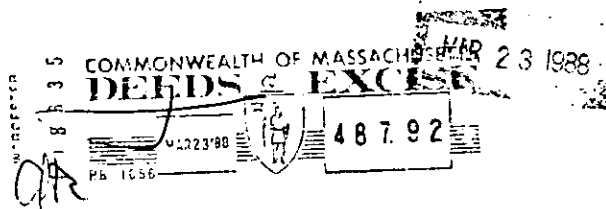
EXCEPTING THEREFORM:

- (1) Deed from Thomas F. Perna et ux to John A. Lindfelt et ux, dated February 4, 1982, recorded in said Registry, Book 7411, Page 271
- (2) Deed from Thomas F. Perna et ux to David G. Barlow et al dated January 24, 1983, recorded with said Registry, Book 705 Page 166.

Witness hand and seal this 22nd day of March 19 88

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Thomas F. Perna
Patricia M. Perna



The Commonwealth of Massachusetts

Worcester ss. March 22, 19 88

Then personally appeared the above named Thomas F. Perna and Patricia M. Perna

and acknowledged the foregoing instrument to be their free act and deed, before me

William A. Murray

William A. Murray Notary Public - ~~State of Massachusetts~~

My commission expires 3/16/19 90

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