

90042

QUITCLAIM DEED

Handwritten signature/initials

We, Donald R. Petrilli and Jacalyn R. Costello, of Mendon, Worcester County, Massachusetts,

for consideration paid in the amount of Two Hundred Sixteen Thousand Five Hundred (\$216,500.00) Dollars-----

grant to Stephen J. Martel, Lori A. Martel, and Wilfred J. Martel, joint tenant of 12 Providence Road, Mendon, Worcester County, Massachusetts,

with quitclaim covenants

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.

*Daniel W. Murray
177 Worcester St.
Wellesley, Ma. 02181*

*Grantee's Address: 12 Providence St.
Mendon, Ma.*

GATTONI & GATTONI
ATTORNEYS AT LAW
232 Main Street
Milford, MA 01757
TEL: (508) 473-2200
FAX: (508) 478-5122

98 JUN 29 AM 11:00

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 in Book 4662, Page 15, and bounded and descried 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 granted in deed of these grantors to these grantees dated October 9, 1957, recorded with Worcester District Registry of 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 THEREFROM:

- (1) Deed from Thomas F. Perna et ux to John A. Lindfelt et ux, dated February 4, 1982, recorded in Worcester Registry of Deeds, 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 7865, page 166.

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For our title, see deed of Thomas F. Perna et ux to us dated March 22, 1988 recorded with said Deeds in Book 11200, Page 349.

Witness our hands and seals this 10th day of June, 1998.

Donald R. Petrilli

Donald R. Petrilli

Jacalyn R. Costello

Jacalyn R. Costello

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

June 10, 1998

Then personally appeared the above named Donald R. Petrilli ~~and~~
~~Jacalyn R. Costello~~ and acknowledged the foregoing to be ~~his~~ free act and deed, before me

Todd A. Gattoni

Todd A. Gattoni, Notary Public

My Commission Expires: 05/05/2000

Handwritten initials

3061A140 09:47
EXCISE TAX
TAX 987.24
CASH 987.24

06/29/98

DEEDS REG 20
WORCESTER

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ATTEST: WORC. Anthony J. Vigliotti, Register