

83146

Know all men by these presents

JS

that whereas I, **Melissa A. Wagg** a Deputy Sheriff for the County of Worcester in the Commonwealth of Massachusetts, having on the **Sixteenth** day of **February** in the year **Two Thousand** by virtue of a writ of execution, which was issued on a judgment recovered at the **Milford District Court** holden at **Milford** within and for the County of **Worcester** on the **Thirty-first** day of **January** in the year **Two Thousand** by **Maynard Realty Corporation** against **Juna E. Testa** seized and taken all the right, title, and interest which the said **Juna E. Testa** had on the 16th day of Feb. in the year ²⁰⁰⁰ being the time when the same was attached on mesne process, in and to the lands hereinafter described, and having given the notices of the time and place of sale, and caused to be published the advertisements thereof which are required by law, did on the **Twenty-seventh** day of **June** in the year **Two Thousand** make sale of the aforesaid right, title and interest, at a Sheriff's Sale, to **Maynard Realty Corporation, 105 East Main Street, Milford, MA 01757** for the sum of **\$30,000.00** dollars, which amount was bid by the said **Maynard Realty Corporation** and was the highest bid made therefor at said Sale.

Now, therefore, in consideration of said sum of **\$30,000.00** to me paid by the said **Maynard Realty Corporation, 105 East Main Street, Milford, MA 01757** the receipt of which sum I hereby acknowledge, I do hereby grant, bargain, sell and convey to the said **Maynard Realty Corporation, 105 East Main Street, Milford, MA 01757** all the right, title, interest which the said **Juna E. Testa** had at the time when the same was attached as aforesaid, in and to the following described parcel of land, namely:

SEE REVERSE SIDE FOR DESCRIPTION

RECORDED 9 AM JUL 17 2000

Properaty address: 39-41 Providence Street, Mendon, MA 01756

WORCESTER
DEEDS REG 20
WORCESTER
07/14/00 8:30 AM 01
000000 #231
FEE \$136.80
CASH \$136.80

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

~~the same premises conveyed to Berardi Loan Company, Inc. by Gordon R. Blawie, et ux., by deed dated February 16, 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. Buzukonis 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 Henidah 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 Salmon G. Wood, and partly on land of said Naim Gaskill; 49 rods and 12 links to said Allen's land; thence

southerly and bounded easterly on said Allen's land as the 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)."

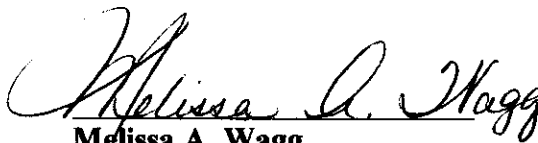
For authority of Treasurer, see Certificate of Vote recorded with said Deeds, Book 4181, Page 369.

To have and to hold the same to Its the said **Maynard Realty Corporation, 105 East Main Street, Milford, MA 01757** and Its heirs and assigns, to their own use behoof forever; subject, however, to be redeemed agreeably to the law in such case made and provided.

And I hereby **covenant** with the said grantee that in making the said sale and in everything concerning the same, I have complied with and observed the rules and requisitions of the law in relation thereto, but I do not covenant that the said **Juna E. Testa** had any right, title or interest in the said lands at the time aforesaid.

In witness whereof, I hereunto set my hand and seal this
Twenty-eighth Day of June in the year Two Thousand.

Signed and sealed in presence of

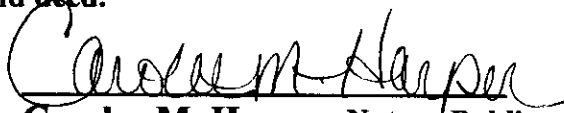

 Melissa A. Wagg
 Deputy Sheriff

The Commonwealth of Massachusetts

Worcester SS.

June 28, 2000

Then personally appeared the above named Melissa A. Wagg and acknowledged the foregoing instrument to be his free act and deed.
 before me


 Carolee M. Harper, Notary Public
 My Commission Expires: 11/30/01

seal

_____, 19____, at _____ o'clock and _____ minutes _____ M.
 Received and entered with _____ Deeds, Book _____
 Page _____

ATTEST: _____
 Register.

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC. Anthony J. Vigliotti, Register