

I, FRANK A. DELL'APA, of 1870 Beacon Street, Boston, Suffolk County, Massachusetts

in consideration of ONE AND NO/100 (\$1.00) DOLLAR

grant to BONNY Y. DELL'APA

of 221 Providence Road, Mendon, Worcester County, Massachusetts with quitclaim covenants

The land, including the buildings thereon, situated in the southerly part of Mendon, Worcester County, Massachusetts, on the westerly side of Providence Street, and being bounded and described as follows:

Beginning at a stone bound set in the westerly line of said Providence Street, which bound is marked W.C.H. and is at the southeasterly corner of land now or formerly of George Slade and the northeasterly corner of the lot hereby described:

- THENCE S 6° E bounding easterly on said Providence Street, 112 feet to land now or formerly of Jacob Cohen;
THENCE S 76° W bounding southeasterly on said Jacob Cohen land, 400 feet to a point;
THENCE N 6° W bounding westerly on said Cohen land, 112 feet to said Slade land;
THENCE N 76° E bounding northwesterly on said Slade land, 400 feet to said Providence Street at the point of beginning.

Being the same premises conveyed to Bonny Y. Dell'Apa and Frank A. Dell'Apa by deed of Michael R. Courchaine and George Fayad dated January 26, 1984, recorded in Worcester District Registry of Deeds, Book 8069, Page 340.

Consideration being less than \$100.00, no revenue stamps are required.

Premises conveyed subject to unpaid municipal taxes for the current year.

Said premises also conveyed subject to a mortgage from Frank A. Dell'Apa and Bonny Y. Dell'Apa to Home Owners Federal Savings and Loan Association, 21 Milk Street, Boston, Massachusetts, 02109, dated January 27, 1984, recorded with said Deeds in Book 8069, Page 342, on which mortgage there is presently a principal balance of \$66,013.17, and which mortgage the Grantee hereby assumes and agrees to pay as part consideration for this deed.

Executed as a sealed instrument this 21st day of February, 1985.

Signature of Frank A. Dell'Apa and printed name FRANK A. DELL'APA

The Commonwealth of Massachusetts

Worcester, ss.

February 21, 19 85

Then personally appeared the above named Frank A. Dell'Apa

and acknowledged the foregoing instrument to be his free act and deed.

Notary Public signature and name GERALD F. MADRUS, My commission expires Jan 13 1989

Recorded APR 17 1985 at 2:26 P.M.

PROPERTY ADDRESS: 221 Providence Road, Mendon, Worcester County, Massachusetts