

James H. O'Connell, Jr. and Michelle A. Roche

of Mendon, Worcester

County, Massachusetts,

~~For nominal consideration~~ for nominal consideration (less than \$100.00 Dollars) grant to James H. O'Connell, Jr. \*

of 88 Providence Street, Mendon, Massachusetts with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, with the buildings thereon, bounded and described as follows:

~~Description and easements, if any~~

BEGINNING at the northwesterly corner of the granted premises in the northeasterly line of Providence Road and a point 169 feet, more or less, southeasterly of a Worcester County highway bounded at R-2040.00;

THENCE: S. 84 degrees 02' E., 32.1 feet, more or less, to a stake;

THENCE: N. 63 degrees 28' E., 60 feet to a stake;

THENCE: N. 55 degrees 10' E., 199.25 feet to a stake;

THENCE: N. 88 degrees E., 350 feet to land now or formerly of one Walleck;

THENCE: S. 27 degrees 15' E. by last mentioned land, 19.8 feet to a stake;

THENCE: S. 58 degrees W., 582 feet, more or less, to the northeasterly side of Providence Road;

THENCE: by the northeasterly side of said road, 215 feet, more or less, to the point of beginning.

Together with all rights to take water from the premises now or formerly owned by Willard N. Seibert from any other premises used or connected with the granted premises as described in an instrument recorded with said Deeds in Book 5538, Page 10.

For Grantor's title, see Deed dated August 6, 1996 and recorded with the Worcester County Registry of Deeds in Book 18336, Page 177.

PROPERTY ADDRESS: 88 Providence Street, Mendon, MA 01756

00 APR 26 AM 10:03

Witness our hand and seal this 20th day of April, 2000

James H. O'Connell, Jr.

Michelle A. Roche

Return of

The Commonwealth of Massachusetts

Norfolk ss.

April 20, 2000

Then personally appeared the above named James H. O'Connell, Jr. and Michelle A. Roche and acknowledged the foregoing instrument to be their free act and deed before me

Andrew S. Jepsky Notary Public My commission expires 4/1/2004

(\*Individual — Joint Tenants — Tenants in Common.)

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