

*J.A. Mercauto*

Mortgage Funding Corp.

a corporation duly established under the laws of Massachusetts  
and having its usual place of business at 139 Weymouth Street, Rockland

Plymouth County, Massachusetts

for consideration paid, and in full consideration of *Seventy Five Thousand and 00/100 Dollars*  
grants to Catherine A. Hetu, Individually *(975,000.00)*  
of PO Box 4168, Drake Hill, Albion, Maine 04910

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts

(Description and encumbrances, if any)

SEE ATTACHED ANNEX "A"

RECEIVED  
6/15/94  
RECORDS REG 20  
WORCESTER  
TAX 342.00  
CASH 342.00  
1713A140 12:22  
EXCISE TAX

Locus: 83 Uxbridge Street, Mendon, MA

**In witness whereof**, the said Mortgage Funding Corp.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered  
in its name and behalf by *John A. Mercauto*  
its *President & Treasurer* hereto duly authorized, this  
day of June in the year one thousand nine hundred and ninety-four  
Signed and sealed in presence of

MORTGAGE FUNDING CORP.  
by *[Signature]* (seal)  
John A. Mercauto  
President & Tres.

**The Commonwealth of Massachusetts**

Plymouth, ss.

June 15, 1994

Then personally appeared the above named *John A. Mercauto, President & Treasurer*  
and acknowledged the foregoing instrument to be the free act and deed of the Mortgage Funding Corp.  
before me

Return: *Catherine A. Hetu*  
*83 Uxbridge St.*  
*Mendon MA*

*[Signature]* (seal)  
Notary Public — *[Signature]*

My commission expires *January 26, 2001*

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.

94 JUN 15 PM 1:32

ANNEX "A"

The land in said Mendon, with the buildings thereon, on the northerly side of Uxbridge Road, a Massachusetts highway, consisting of two (2) adjoining parcels, bounded and described as follows:

Parcel 1: All the same premises conveyed to Bertha M. Trask by George B. Clare, by deed dated May 25, 1932, recorded with Worcester District Deeds, Book 2576, Page 549, and bounded and described therein as follows, to wit: --That certain tract or parcel of land in Mendon, Worcester County, Massachusetts, lying southerly of and adjoining Lot #4, shown on plan of house lots owned by John T. Manson at Nipmuck Park, Mendon, Mass., Sept. 1906, Henry W. Gaskill, C.E., said plan being recorded with Worcester District Deeds, Plan Book 12, Plan 44. Said tract or parcel of land is more particularly bounded as follow:

NORTHERLY: by the southerly line of Lot #4, 50 feet;  
 EASTERLY: by the easterly line of said Lot #4, extended southerly;  
 SOUTHERLY: by the northern line of the State Highway; and  
 WESTERLY: by the westerly line of said Lot #4, extended southerly.

Parcel 2: All the same premises conveyed to Bertha M. Trask by Patrick H. Powers, by deed dated July 28, 1923, recorded with said Deeds, Book 2321, Page 104, and bounded and described therein as follows, to wit: -- The land in Mendon, described as follows:

A certain tract of land situated in said Mendon, on the northerly side of road leading therefrom to Uxbridge, near Nipmuck Pond and bounded and described as follows: Commencing at the southeasterly corner thereof at lands of William H. Pyne and Milford and Uxbridge Street Railway Company; thence running northerly on said Pyne land about 208 feet to the old road at land of Sarah Henry; thence westerly with said old road 71.5 feet to other land of the grantor; thence southerly with other land of the grantor about 200 feet to land of said Railway Company; thence easterly with said Railway Company land about 50 feet to the point of beginning, being that lot marked 4 on plan of house-lots formerly owned by John T. Manson and recorded with Worcester District Deeds, Plan Book 12, Plan 44, and being a part of the premises conveyed to Daniel H. Barnes by said Manson by deed dated November 3, 1906, and recorded with said Deeds, Book 1846, Page 79.

Together with all rights, privileges and easements contained therewith and subject to restrictions, easements and encumbrances of record and subject to any building and zoning law requirements which may be in force and applicable.

For Grantor's title, see foreclosure deed recorded with the Worcester County Registry of Deeds, Book 14196, Page 354.

**ATTEST: WORC. Anthony J. Vigliotti, Register**