

130129 *Jw*

WE, JAMES L. ALTIERI and BARBARA BEYER-ALTIERI, husband and wife, both of Mendon, Worcester County, Massachusetts

for the full consideration in an amount of ----- \$108,000.00 ----- paid

grant to WAYNE D. TAFT and SANDRA A. SHAHNAMIAN, as joint tenants and not as tenants in common, both of 89 Uxbridge Road, Mendon, Worcester County, Massachusetts

with quitclaim covenants

A certain parcel of land with all the buildings and other improvements thereon, situated on the northerly side of Uxbridge Road and on the southerly side of an Old Road, in the westerly part of the Town of Mendon, in the Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northerly side of said Uxbridge Road at the southwesterly corner of land now or formerly of Albert F. and Maria G. Martin and being the southeasterly corner of the lot hereby described;

THENCE N. 85° 12' W. with said Uxbridge Road, one hundred twenty-two and two hundredths (122.02) feet to a point of curve;

THENCE Westerly on a curved line having a radius of one thousand six hundred forty (1,640) feet, one hundred ninety-four and thirty-seven hundredths (194.37) feet still continuing with said Uxbridge Road to a stone wall at the aforesaid Old Road;

THENCE N. 52° 55' E. eighty-one and seventy-three hundredth (81.73) feet;

THENCE N. 62° 42' E. forty-six and fifty-one hundredths (46.51) feet;

THENCE N. 65° 23' E. one hundred eighteen and fifty-eight hundredths (118.58) feet to the aforesaid Martin land; the last three (3) lines bounding on the aforesaid Old Road;

THENCE S. 35° 09' E. with said Martin land one hundred seventy-five and forty-five hundredths (175.45) feet to the point of beginning.

Containing 21,450 square feet, more or less.

Subject to pole and wire rights granted to Milford Electric Light & Power Co., dated April 28, 1916, recorded with Worcester District Registry of Deeds, Book 2102, Page 384, if any, and subject to pole and wire rights to New England Power Company, dated October 21, 1929, recorded with said Deeds, Book 2509, Page 395, if any.

Subject to any drainage rights granted to Lucille Martin by Clayton E. Parkinson, et ux, by deed dated December 14, 1949, recorded with said Deeds, Book 3238, Page 244, and also subject to drainage rights granted to Commonwealth of Massachusetts, if the same affects the locus.

PROPERTY ADDRESS: 89 Uxbridge Rd., Mendon

94 NOV 22 AM 10:45

GATTONI & GATTONI
ATTORNEYS AT LAW
P.O. BOX 94
MILFORD, MA 01757
TEL. (508) 473-2200
FAX (508) 478-5122

For our title, see Deed of Clifton A. Bayliss and Margaret C. Bayliss a/k/a Margaret E. Bayliss to us, dated June 12, 1991 and recorded with Worcester District Registry of Deeds in Book 13459, Page 29.

Witness our hands and seals this 22nd day of November, 1994.

TAX 492.48
CASH 492.48
7776A1A0 10:38
EXCISE TAX

11/22

11/22/94

DEEDS REG 205
WORCESTER

[Signature]
JAMES L. ALTIERI
[Signature]
BARBARA BEYER-ALTIERI

Commonwealth of Massachusetts

Worcester, ss.

November 22, 1994

Then personally appeared the above-named James L. Altieri and Barbara Beyer-Altieri and acknowledged the foregoing instrument to be their free act and deed, before me:

[Signature]
Todd A. Gattoni, Notary Public
Commission Expires: May 5, 2000

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ATTEST: WORC. Anthony J. Viglietti, Register