

WE, WILLIAM J. VITALINI and LISA F. VITALINI, husband and wife, both
of Mendon, Worcester County, Massachusetts,
in consideration of ONE HUNDRED THIRTY-NINE THOUSAND (\$139,000.00) DOLLARS, paid

grant(s) to DOUGLAS B. COOK and JENNIFER M. MICHEL as joint tenants and not as
tenants in common of 23 Thornton Street, Mendon, Worcester County, Massachusetts.

JUL 13 9 22 AM '90

Property Address: 23 Thornton Street, Mendon, Massachusetts

with quitclaim covenants

The land with the buildings thereon situated on the easterly side of
Thornton Street in Mendon, Worcester County, Massachusetts being shown on a
Plan entitled "PLAN OF LAND IN MENDON, MA. Property of William J. Vitalini et
ux", Scale 1" = 40' dated June 30, 1990 by J.J. Caffrey P.L.S., Weston, Mass,
said Plan being recorded in Worcester District Registry of Deeds, Plan
Book 639, Plan B, and being more particularly bounded and described
according to said Plan as follows:

BEGINNING at a point in a stone wall at the southwesterly corner of the
hereindescribed premises at said Thornton Street and land formerly of Urana S.
Aldrich;

THENCE S. 70° 44' 30" E. 341.60 feet along said stone wall and said
Aldrich land to a point in a wall at land now or formerly of one Archie
Roy;

THENCE N. 3° 30' 00" W. 138.60 feet along a stone wall and said Roy land
to a point in a stone wall;

THENCE N. 32° 15' 00" W. 280.50 feet along said stone wall and said Roy
land to a point in a stone wall;

THENCE N. 24° 30' 00" W. 75.90 feet along said stone wall and said Roy
land to a point in a stone wall;

THENCE N. 14° 45' 00" W. 21.50 feet to a point at land now or formerly of
Leonard M. Rogers;

THENCE S. 73° 44' 00" W. 276.10 feet along said Rogers land to an iron pin
on the easterly side of Thornton Street;

THENCE S. 26° 33' 10" E. 307.90 feet along said Thornton Street to the
point of beginning.

Containing, according to said plan, an area of 96,703 square feet, more or
less.

Subject to agreement in Book 2617, Page 373 to maintain stone wall between
granted premises and land now or formerly of Roy if the same is now in effect
and subject to easement to New England Power Co. in Book 2345, Page 133.

Being the same and all the same premises as were conveyed to us by Deed of
Linnea E. Swanson dated August 20, 1985, recorded in said Deeds, Book 8885,
Page 108.

DEEDS REG. DE
WORCESTER

JUL 13 1990

LAB 655.84
LAB 503.84

M397A140 02.11
EXCISE TAX

Executed as a sealed instrument this 11th day of July 19 90

William J. Vitalini
WILLIAM J. VITALINI
Lisa F. Vitalini
LISA F. VITALINI

Commonwealth of Massachusetts

WORCESTER, SS.

July 11 19 90

Then personally appeared the above-named WILLIAM J. VITALINI and LISA F. VITALINI

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

before me *Aldo B. Consigli, Jr.* Notary Public
Aldo B. Consigli, Jr.

My commission expires 12/31/95
ATTEST: WORC. Anthony J. Viglotti, Register