

I, Guido J. Sabatinelli, Jr.

of West Hyannisport, Barnstable County, Massachusetts,

~~has conveyed~~, for the full consideration of \$400,000.00 paid

grant to Vasilios Moudios and Demos Pirperis, Trustees of  
Nikodemos Nominee Trust under Declaration of Trust dated  
August 29, 1990, recorded with Worcester District Registry  
of Deeds on August 29, 1990, Book 12968, Page 351  
of 316 Main Street, Worcester, MA 01608

Property Address: Uxbridge Rd., Mendon, MA

with quitclaim covenants ~~therein~~

All the same premises conveyed by deed of William A. Murray, Executor to Guido J. Sabatinelli, Jr., dated July 1, 1982, and recorded with Worcester District Registry of Deeds, Book 7603, Page 111 and bounded and described in said deed as follows:

**FIRST:** A certain tract or parcel of land in MENDON with the buildings thereon situated on the southerly side of the Uxbridge Road, a Massachusetts highway, formerly called the Old Boston and Hartford Turnpike, in said Mendon and being more particularly bounded and described as follows, to wit:-

Beginning at a point in the wall at the northwesterly corner of the granted premises, at land of one Parkinson, thence running southerly by said Parkinson land and the wall to land formerly the location of the Milford and Uxbridge Street Railway Company; thence easterly by said last named land 125 feet to a stake at other land of the grantee; thence northerly by said grantee's other land to a stake in the middle of a drive at said highway; and thence westerly by said highway to the place of beginning.

Together with the right to use the septic tank located on the land adjoining and lying to the east of this parcel, and the further right to enter upon said land for the purpose of maintaining and repairing said tank.

Said premises are subject to the right of record granted to Henry H. Mathewson to obtain from the well on the land hereby conveyed so much water as he or his heirs and assigns may desire and subject also to his and their right to enter to repair and maintain a pipe line from said well.

Said granted premises being all the same premises conveyed by Robert F. Hogarth et ux to Guido Sabatinelli, by deed dated April 30, 1956, and recorded with Worcester District Registry of Deeds, Book 3768, Page 221. See also Probate of the Estate of Guido Sabatinelli, Worcester Probate Court Docket #295554.

**SECOND:** Also conveying "The land in Mendon bounded and described as follows:

Beginning at a stake in the middle of a drive at the northwesterly corner of the granted premises and at other land of the grantor, and thence running southerly by the grantor's said other land to a stake at land of Walter L. Adams, formerly the location of the Milford and Uxbridge Street Railway Company; said stake being located 125 feet from the southwesterly corner of the grantor's said other land; thence

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easterly by said Adams land to a stake at land now or formerly of Marcus W. Rose; thence northerly by said Rose land to the State highway; thence westerly by said highway to the point of beginning.

Together with a right to obtain from the well located on the grantor's said other land so much as he, his heirs and assigns may desire; with the further right to enter upon said parcel from time to time for the purpose of maintaining and repairing the pipe line for conducting the water from said well to the land hereby conveyed; reserving for myself, my heirs and assigns the right to use the septic tank located on the above described parcel, together with the right to enter upon said parcel for the purpose of maintaining and repairing said tank.

Being the same premises conveyed by deed of Edward Sabatinelli to Guido Sabatinelli datd October 16, 1964 and recorded in Book 4523 Page 340."

9/30/90  
GJS  
N:VIC 16171  
RECORDED  
INDEXED  
AUG 29 1990  
WORCESTER  
MASS

Executed as a sealed instrument this 29th day of August 19 90

William A. Murray  
(Witness)

Guido J. Sabatinelli, Jr.  
Guido J. Sabatinelli, Jr.

The Commonwealth of Massachusetts

Worcester ss. August 29, 19 90

Then personally appeared the above named Guido J. Sabatinelli, Jr.

and acknowledged the foregoing instrument to be his free act and deed, before me

William A. Murray  
WILLIAM A. MURRAY Notary Public  
My commission expires February 28, 19 97

ATTEST: WORC., Anthony J. Vigliotti, Register