

WE, ARTHUR A. SABATINELLI and LOUISE A. SABATINELLI, husband and wife, both of 65 Milford Street, Mendon, County of Worcester,

~~of~~ ~~the~~ County of Massachusetts,

~~being~~ ~~named~~, for consideration paid, and in full consideration of the sum of One (\$1.00) Dollar, ~~nominat~~, grants to ARTHUR A. SABATINELLI, JR. of 1314 B Alps Drive, Mc Lean, Virginia 22102 and LINDA SABATINELLI PHILLIPS of 98 Acre Lane, Ridgefield, Connecticut 06877, as Tenants in Common, with warranty covenants

65 - Milford St. Mendon, Mass.

a certain parcel of land including all buildings thereon on the easterly side of the road leading from said Mendon to Milford in said Mendon, bounded and described as follows, to wit:-

Beginning at a stake at the northeasterly corner of the granted premises on the easterly side of said road at other land of grantor; thence in a southeasterly direction 102.92 feet to a stake at the face of a brick wall of a garage owned by and on other land of grantor; thence in a southwesterly direction through the center of an 18 inch stone deviding wall 28.55 feet to a stake; thence in a southerly direction still bounding on land of grantor 147 feet to a stake at other land of grantor; thence S 55° - 35' W 130.92 feet to a stake in a stone wall at land of one Bracci; thence N 29° W 206 feet along a stone wall to a stake at an oak tree and bounded by the Mendon Road 141.5 feet to the point of beginning.

Being all the same premises as shown on "Plan of land of Arthur Sabatinelli, Mendon, Mass. September, 1944, Scale 1" = 20 feet by Eastman and Corbett, Inc. C.E." said plan to be recorded herewith.

Also creating by this conveyance a party wall to be used in common by us and our heirs or assigns at the wall dividing the two garages shown on said plan.

Being a part of the premises described in deed of Michael T. Harrington to Ercole Sabatinelli, deed dated September 22, 1911 and recorded with Worcester District Deeds, Book 1973, Page 401.

For our title see deed from Polonia Sabatinelli recorded September 20, 1944 in Book 2933, at Page 69, Worcester District Registry of Deeds.

The consideration of this transfer is such that no stamps are required.

Witness our hands and seals this 19th day of April 1983

Arthur A. Sabatinelli
ARTHUR A. SABATINELLI
Louise A. Sabatinelli
LOUISE A. SABATINELLI

The Commonwealth of Massachusetts

WORCESTER, ss. April 19, 1983

Then personally appeared the above named Arthur A. Sabatinelli and Louise A. Sabatinelli, husband and wife, and acknowledged the foregoing instrument to be their free act and deed before me.

Sally A. Rusciotti, Notary Public

My Commission expires February 18, 1988

(*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 thereof, 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.

Recorded APR 20 1983 at 10:30 AM