

WE, ARTHUR A. SABATINELLI, JR. of 1314 B Alps Drive, McLean, Virginia 22102 and LINDA SABATINELLI PHILLIPS of 5525 N.W. 96th Lane, Ocala, Florida 32675 for consideration paid, and in full consideration of the Sum of One (\$1.00) Dollar, Nominal, grant to ARTHUR A. SABATINELLI and LOUISE A. SABATINELLI, husband and wife, both of 65 Milford Street, Mendon, County of Worcester, as Joint Tenants and not as Tenants in Common, with warranty covenants the land in Mendon, Massachusetts

Description and covenances, if any

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 dividing 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 Arthur A. Sabatinelli and Louise A. Sabatinelli recorded April 20, 1983 in Book 7733, at Page 326, Worcester District Registry of Deeds.

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

Locus is 65 Milford Street, Mendon, Massachusetts

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husband of said grantor wife

release to said grantee all rights of tenancy by the curtesy dower and homestead and other interests therein.

Witness our hand and seal this 30th day of March, 1990

Angela M. Terenzi witness

Arthur A. Sabatinelli, Jr. husband of said grantor

Sodi A. Miller witness

Linda Sabatinelli Phillips Linda Sabatinelli Phillips

STATE OF RHODE ISLAND

Providence ss. March 30, 1990

Then personally appeared the above-named Arthur A. Sabatinelli, Jr. and Linda Sabatinelli Phillips and acknowledged the foregoing instrument to be their free act and deed, before me

John A. Varone Notary Public My commission expires June 30, 1991

ATTEST: WORC. Anthony J. Vigliotti, Register