

LOCUS IS 65 MILFORD STREET, MENDON, MASSACHUSETTS

WE, ARTHUR A. SABATINELLI and LOUISE A. SABATINELLI, husband and wife,
 of 65 Milford Street, Mendon, Worcester County, Massachusetts
 (GRANTORS)
~~xxxxxxx~~ for consideration paid, and in full consideration of ONE HUNDRED FORTY THOUSAND
 DOLLARS AND 00 CENTS (\$140,000.00)
 grants to Ronald Morese and Theresa A. Morese, husband and wife, tenants by the
 entirety
 of 65 Milford Street, Mendon, MA 01756 with quitclaim covenants
 the land in Mendon, Massachusetts

[Description and encumbrances, 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 recorded with the
 Worcester District Registry of Deeds, Plan Book 134, Plan 30.

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, Jr. and Linda
 Sabatinelli Phillips recorded April 4, 1990 at 2:32 p.m. in Book 12717
 at Page 280, Worcester District Registry of Deeds.

Oct 26 2 43 PM '90

Witness our hands and seals this 26th day of October, 1990

Arthur A. Sabatinelli
 Arthur A. Sabatinelli
Louise A. Sabatinelli
 Louise A. Sabatinelli

The Commonwealth of Massachusetts

Worcester ss. October 26, 1990

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

Elizabeth L. Mysk
 Elizabeth L. Mysk Notary Public - Justice of the Peace

My commission expires Aug 21 1993

CANCELLED
 DEEDS REG 20
 WORCESTER
 10/29/90

638.40
 638.40
 2293A140 14:30
 TAX
 CASH
 EXCISE TAX
 CANCELLED

dual — Joint Tenants — Tenants in Common.)

83 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 therefor, 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.

ATTEST: WORC., Anthony J. Vigliotti, Register