

Louis A. Leoncini and Anna M. Leoncini

of 71 Milford Street Mendon Worcester County, Massachusetts,

being ~~un~~married, for consideration paid, and in full consideration of less than \$100.00

grant to Christopher J. Leoncini *

of 71 Milford Street Mendon, Worcester County Mass with quitclaim covenants

the land in

[Description and encumbrances, if any]

Two certain tracts or parcels of land, with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows to wit:

TRACT 1. A certain parcel of land, including all buildings thereon, situated in Mendon, in said County and Commonwealth, being lots numbered one, two, three and four, on plan of land entitled "Hopedale Heights Plat, Mendon, Mass. Belonging to Bodwell Land Company by J.A. Latham, November 1909," which said Plat is recorded in the records of plats in the District of Worcester in said Commonwealth, reference to which is hereby made for a further description. Being all the same premises conveyed by John H. Cunningham to Leopoldo Bracci and Guiditta Bracci by deed dated March 3, 1915, recorded with Worcester District Deeds, Book 2073, Page 367, and subject to the right of way, if any, therein mentioned.

Being the same premises conveyed by Leopoldo Bracci et al. to Luigi Leoncini et al., dated April 8, 1916, recorded with Worcester District Deeds, Book 2100, Page 285, and Battista Leoncini to Nunziata Leoncini, dated December 28, 1918 and recorded with Worcester District Deeds, Book 2166, Page 160.

TRACT 2. A certain tract or parcel of land, including all buildings and improvements thereon, located in the Town of Mendon, Worcester District in the Commonwealth of Massachusetts, located and described as lots numbered Five (5); Six (6); and Seven (7) on a plat of land entitled "Hopedale Heights, Mendon, Mass. belonging to Bodwell Land Co., Providence, RI. by J.A. Latham, November 1909," which said Plat is filed with Worcester District Deeds, Plan Book 18, Plan 1, reference to which is hereby had for a further description.

For Grantor's title, please see deed of Annunziata Leoncini to Grantors dated May 24, 1960 and recorded in Worcester County Registry of Deeds, at Book 4112, Page 101.

Witness our hands and seal s this 24th day of April, 1995

Louis A. Leoncini
LOUIS A. LEONCINI

Anna M. Leoncini
ANNA M. LEONCINI

The Commonwealth of Massachusetts

Worcester ss. April 24, 1995

Then personally appeared the above named Louis A. Leoncini and Anna M. Leoncini and acknowledged the foregoing instrument to be their free act and deed before me

Harvey J. Trask

HARVEY J. TRASK Notary Public

My commission expires April 4, 1997

HARVEY J. TRASK
ATTORNEY AT LAW
SUITE 305
6 REASON STREET
BOSTON, MASSACHUSETTS 02114
TEL. 523-2000

(*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 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.

PROPERTY LOCUS: 71 Milford Street Mendon, Mass

95 APR 28 PM 3:33

ATTEST: WORC. Anthony J. Vigniothi, Register