

Mail to
David J. Pagnini, Esq.
300 E. Main Street
Milford, MA 01757

60906

25 MB

Hobbs Ab. Co.
B. 420 P. 445

~~William Tick
Falbo, Solari & Goldberg, P.A.
80 Jefferson Street
Winthrop, MA 02152
(617) 846-3433~~

DEED

WE, ANDREW C. LAGORIO AND ALIDA B. LAGORIO, husband and wife, as joint tenants, both of 174 Somerset Avenue, Winthrop, Suffolk County, Massachusetts, for consideration paid, and in full consideration of Sixty-Two Thousand Five Hundred (\$62,500.00) Dollars, grant to John A. Lindfelt, Trustee of the John A. Lindfelt Family Nominee Trust, 37 KINGSLEY LANE, MENDON, MA. u/d/t dated June 13, 1997 and recorded herewith as Instrument No.: 60905 with *quitclaim covenants* the following parcels of land in Mendon, in the County of Worcester, Massachusetts:

(Description and encumbrances, if any)

Parcel No. One (1):

a certain parcel of land in Mendon, in the County of Worcester and Commonwealth of Massachusetts, situated on the southerly side of Mendon Pond, otherwise known as Lake Nipmuc, bounded and described as follows, to wit: beginning at a stake and stones on the shore line of said Pond at other land of prior grantor; thence with a wall S. 80° 36' E. 117.91 feet to a drill hole in a rock; thence S. 62° 41' E. 34.62 feet to a drill hole in a rock at the side of a road way at land now or formerly of one Freeman, the last two lines bounding on other land of the prior grantor; thence S. 34° W. 46.30 feet to a spike in an oak stump; thence S. 65° W. 57.68 feet to a spike in the road way at land conveyed to Paul F.C. Mias and Hazel F. Mias, the last two lines bounding on the side of said road way at said Freeman land; thence N. 49° 34' W. by last mentioned land 134.15 feet to a drill hole in a rock at the shore line of said Pond; thence in an easterly direction by the shore line of said Pond to the point of beginning; being a part of the premises conveyed by Luther E. Taft to Clinton R. Scott, by deed dated December 3, 1900, recorded with Worcester District Deeds, book 1668, page 446, together with all easements in common with others and subject to the conditions and restrictions contained in or referred to in said deed, so far as the same effect and apply to the premises herein conveyed. For our title, see deed of Arthur W. Birkmaier and Madeline Birkmaier, dated July 19, 1979, and recorded with Worcester District Registry of Deeds, Book 6780, Page 88.

Parcel No. Two (2):

a certain triangular strip of land in Mendon in the County of Worcester in said Commonwealth, situated on the southerly side of Mendon Pond, otherwise known as Lake Nipmuc, bounded and described as follows: beginning at a stake and stones on the southerly shore line of said Lake at other land of prior grantors; thence southeasterly along

97 JUN 13 PM 1:57

land of the said grantors 35 feet more or less to a stone wall said wall being a part of the boundary line between other land of the said prior grantors and the former grantors; thence westerly along other land of the former grantors 38 feet more or less to said shore line of said Lake; then northeasterly along said shore line 12 feet 7 inches, more or less to the place of the beginning.

Said triangular strip being a southwesterly corner of the premises conveyed to Samuel B. Young and Dora E. Young by deed dated August 7, 1944, recorded with Worcester District Registry of Deeds, Book 2927, page 577.

For our title, see Deed of Arthur W. Birkmaier and Madeline Birkmaier, dated July 19, 1979, and recorded with Worcester District Registry of Deeds, Book 6780, page 88.

Witness our hand and seals this 13th day of JUNE, 1997.

Andrew C. Lagorio
Andrew C. Lagorio

Alida B. Lagorio
Alida B. Lagorio

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss: JUNE 13, 1997

Then personally appeared the above-named Andrew C. Lagorio and Alida B. Lagorio and acknowledged the foregoing instrument to be their free act and deed, before me

William Tick
Notary Public WILLIAM TICK
My commission expires: January 4, 2002

DEEDS REG 20
WORCESTER
06/13/97
TAX 285.00
CASH 285.00
8367A140 12:45
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register