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I, DONATO LEONE, also known as Donato F. Leone,
of Mendon, Worcester County, Massachusetts,
in consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS, paid,

grant(s) to ANN VAN KOERT and BENIGNO P. LEONE, of Bates Street, Mendon, Worcester
County, Massachusetts, as joint tenants and not as tenants in common,

with quitclaim covenants

PARCEL I

The land with the buildings thereon in said Mendon, on the easterly side of
the road leading from South Milford to Woonsocket now known as Bates Street
containing two hundred sixty (260) rods more or less, bounded and described as
follows:

Beginning at a stone wall at the northerly corner of granted premises at
land formerly of John Howe at said road;
THENCE southwesterly, southerly and southeasterly by said road about
thirty two (32) rods twenty (20) links to stone wall at other land formerly of
said John Howe;

THENCE easterly by said last mentioned land as the wall now stands about
ten (10) rods to corner in said wall;

THENCE northerly by land formerly of said John Howe as the wall now
stands about twenty-nine (29) rods and nineteen (19) links more or less, to
the point of beginning.

For title of Grantor see Deed of Ernest Leone to Donato Leone et ux dated
August 7, 1942, recorded in Worcester District Registry of Deeds, Book 2863,
Page 513.

PARCEL II

A certain triangular tract or parcel of land situated off the
southeasterly side of Bates Street in said Mendon and being more particularly
bounded and described as follows, to wit:-

Beginning at a drill hole in a stone wall 54.63 feet S. 6 53'W. of the
intersection of said stone wall and the southeasterly line of said Street;

THENCE S. 6 53' W. by said stone wall and other land of the grantees
124.02 feet to a drill hole in a granite post in said wall;

THENCE N. 25 56'E. by remaining land of the grantors 110.59 feet to a
concrete bound;

THENCE N. 54 45' W. by said last mentioned land 41.01 feet to the drill
hole at the point of beginning.

Said premises are shown on plan entitled Land Located in Mendon, Mass. Deeded
to Donato F. & Ida L. Leone By Samuel H. & Rose Perron---June 21, 1956 by
Raymond Smethurst recorded Worcester District Registry of Deeds, Plan Book
217, Plan 125.

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For title of Grantors see Deed of Samuel H. Perron et ux to Donato F. Leone et ux dated July 31, 1956, recorded Worcester District Registry of Deeds, Book 3795, Page 2.

There is excepted from the above described Parcel I and Parcel II the premises conveyed by Donato F. Leone et ux to Samuel H. Perron et ux by Deed dated August 1, 1956 and recorded in Worcester District Registry of Deeds, Book 3795, Page 1.

There is also excepted for the above described property the premises conveyed by Donato F. Leone et ux to Benigno P. Leone et ux under instrument dated August 1, 1956 recorded Worcester District Registry of Deeds, Book 3795, Page 3.

The said above described premises are conveyed subject to a right-of-way described in a grant of right-of-way from Donato Leone to Benigno P. Leone et ux under instrument dated January 23, 1979, recorded in Worcester District Registry of Deeds, Book 6663, Page 367.

The Grantor herein, Donato Leone, also known as Donato F. Leone, reserves to himself a Life Estate in both the above described Parcel I and Parcel II.

This instrument does create any new boundaries

Executed as a sealed instrument this .. eighteenth day of March 19 86

Donato F. Leone

Donato F. Leone

Commonwealth of Massachusetts

Worcester , ss.

March 18, 19 86

Then personally appeared the above-named Donato F. Leone

and acknowledged the foregoing instrument to be his free act and deed,

before me *Anna Berardi O'Brien* Notary Public
ANNA BERARDI O'BRIEN

Recorded MAR 24 1986 at 9h. m. AM

My commission expires November 13, 1992