

We, Ann Van Koert of Mansfield, Bristol County, Massachusetts,  
and Benigno P. Leone

of Mendon, Worcester County, Massachusetts,

, for the full consideration of less than \$100.00 paid

grant to Ann Van Koert, 326 Franklin Street, Mansfield, Bristol County,  
Massachusetts, and Benigno P. Leone, Bates Street, Mendon, Worcester  
County, Massachusetts, AS TENANTS IN COMMON, and not as joint tenants,

or

with quitclaim covenants ~~the land~~

All the same premises conveyed by Donato F. Leone to Ann Van  
Koert and Benigno P. Leone by deed dated March 18, 1986 and bounded  
and described in said deed as follows:

"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 us 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 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.

GRANTEE(S) Address: Bates Street, Mendon, MA 01756  
Property address:

APR 21 1988 RECORDED 9 AM

11262-198

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. "

Donato F. Leone died on December 15, 1987. Certificate of Death recorded in said Deeds, Book 11,167, page 15.

Executed as a sealed instrument this fourteenth day of April, 19 88

\_\_\_\_\_ *Ann Van Koert*  
 \_\_\_\_\_ *Benigno P. Leone*  
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The Commonwealth of Massachusetts

Worcester, ss. April 14, 19 88

Then personally appeared the above named Ann Van Koert and Benigno P. Leone

and acknowledged the foregoing instrument to be their free act and deed, before me

*Pacifico M. De Capua*  
 PACIFICO M. DECAPUA Notary Public  
 My commission expires September 8, 1988

ATTEST: WORC., Anthony J. Vigliotti, Register