

Return to:

David T. Pagnini, Esq.
4 Evergreen Ln., Hopedale, MA

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

I, Benigno P. Leone
of Mendon,

Worcester County, Massachusetts

~~being unmarried~~, for consideration paid, and in full consideration of TWENTY THOUSAND AND 00/100
(\$20,000.00) DOLLARS

grant to Gary D. Simoneau and Bettina L. Simoneau, husband and wife *
as tenants by the entirety,
of 45 Douglas Drive, Bellingham, Massachusetts with quitclaim covenants

~~the XXXXX~~

[Description and encumbrances, if any]

An undivided one-half interest in and to the following premises located in Mendon as follows:

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.

There is excepted from the above-described premises the following:

1. The premises conveyed by Donato F. Leone et ux, to Samuel H. Perron et ux by deed dated August 1, 1956, recorded with Worcester Registry of Deeds in Book 3795, Page 1.
2. The premises conveyed by Donato F. Leone et ux to Benigno P. Leone et ux by deed dated August 1, 1956, recorded in Book 3795, Page 3.
3. The premises conveyed by Donato Leone to Benigno P. Leone et ux by deed dated January 23, 1979, recorded with Worcester Registry of Deeds in Book 6663, Page 367.
4. A certain tract or parcel of land, situated on the easterly side of Bates Street in Mendon, Worcester County, Massachusetts, and being shown as 25' Right of Way on a plan entitled "Land of Donato F. Leone et. ux. Mendon, Mass. Apr. 8, 1978 Scale 1" = 20' " said plan recorded with Worcester District Registry of Deeds, Plan Book 460, Plan 16.

Said parcel contains, according to said plan an area of 4,162.48 square feet, more or less.

For title, see deeds recorded with Worcester Registry of Deeds in Book 9305, Page 228 and Book 11262, Page 199.

PROPERTY ADDRESS: 12 Bates Street
Mendon, MA

93 NOV 16 PM 2:37

DEEDS REG 20
WORCESTER

11/16/93
BPL
11/16/93

TAX 91.20
CASH 91.20
EXCISE TAX

4994A140 14109

Witness my hand and seal this 12th day of NOVEMBER, 19⁹³

Benigno P. Leone
Benigno P. Leone

The Commonwealth of Massachusetts

Worcester

ss.

NOV. 12, 19⁹³

Then personally appeared the above named Benigno P. Leone

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

David T. Pagnini Notary Public ~~XXXXXX~~

My commission expires 10/10/97 19

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.

ATTEST: WORC. Anthony J. Vigliotti, Register