162883

BK23375 PG2 LL COUTCLAIM DEED SHORT FORM (INDIVIDUAL) 681

We, Joseph S. Comastra, Gloria M. Comastra ; and Vincent Comastra Vincent J. Comastra County. Massach County, Massachusetts, 15 Bates Street Mendon, Worcester

being unmarried, for consideration paid, and in full consideration of less than one hundred dollars (\$100.00)

grant to Vincent J. Comastra

15 Bates Street Mendon, Mass. 01756 of

with quitclaim covenants

Mendon described as follows: A certain parcel of land situated. on the Westerly side of the road leading from South Milford to Batesville, [Description and encumbrances, if any]

called Bates Street, in said Mendon, and bounded and described as follows: BEGINNING: At the Southeasterly corner of the granted premises on the Westerly side of Bates Street at land of one Larking. THENCE: Northerly along the Westerly side of said Bates Street, 121 feet

more or less to an iron pipe at remaining land of Liberata Pettinelli; THENCE: N. 81 45' W., along said Pettinelli land, 230 feet to an iron pipe THENCE: S. 8 15' W., 240.0 feet to an iron pipe; THENCE: S. 81 45' E., 170.2 feet to an iron pipe at land of said Larking

The last three courses being bounded by land of said Pettinelli.

THENCE: N. 7° 55' E., 53.2 feet to an iron pipe;
THENCE: N87° 35' E., 15 feet to a drill hole in a stone wall;
THENCE: N. 15° 05' E., 55.0 feet to a corner of walls;
THENCE: N. 89° 55' E., 51 feet more or less to the place of beginning.

The last four courses being bounded by land of said Larking.

"Reserving however a right of way, fifteen feet wide and extending Westerly and Southerly from said Bates Street to other land of Liberata Pettinelli along the boundary lines of the granted premises as recited in the last four courses of the above description, with the right to pass and repass with vehicles or otherwise, and to use said right of way for all purposes for which a right of way may be used."

For our title please see deed of Rosanne V.Caruso formerly known as Rosan e V. Shuber to Joseph S. Comastra, Gloria Comastra and Vincent Comastra dated July 24, 1990 and recorded in Worcester Registry of Deeds at Book 12914 Page

那itness <u>our</u> hand g and scal g	this <u>28th</u> day of <u>December</u> x	% 2 000
Joseph I Com asha	Gloria M. Comantras	_ 0
JOSEPH S. COMASTRA	GLORIA M. COMASTRA	29
Vincent Comustia		
VINCENT COMASTRA		ö
The Commonwealth of Massachusetts		07

Worcester

HARVEY J. TRASK ATTORNEY AT LAW SUITE 305

6 BEACON STREET

BOSTON, MASSACHUSETTS 02108 TEL. 523-2000

December 28

19x 2000

Then personally appeared the above named Joseph S. Comastra, Gloria M. Comastra and Vincent Comastra

and acknowledged the foregoing instrument to be their

free act and deed before me

HARVEY J. TRASK

Notary Public - Instinct fixed enter

My commission expires March 12, xtx 2004

(*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 switter 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