

Property locus: 15 Bates Street Mendon, Mass. 01756

162883

45/2000

We, Joseph S. Comastra, Gloria M. Comastra ;and Vincent Comastra A/k/a Vincent J. Comastra County, Massachusetts, of 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 of 15 Bates Street Mendon, Mass. 01756 with quitclaim covenants

the land in 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 Rosanne 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 216

Witness our hands and seals this 28th day of December 19x 2000

Joseph S. Comastra
JOSEPH S. COMASTRA
Vincent Comastra
VINCENT COMASTRA

Gloria M. Comastra
GLORIA M. COMASTRA

00 DEC 29 AM 9:07

The Commonwealth of Massachusetts

Worcester ss. 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
ATTORNEY AT LAW
SUITE 305
6 BEACON STREET
BOSTON, MASSACHUSETTS 02108
TEL. 523-2000

Harvey J. Trask
HARVEY J. TRASK Notary Public — Justice of the Peace
My commission expires March 12, 19x 2004

(* Individual — Joint Tenants — Tenants in Common.)