

165352

OK 27335 PG. 1 of 1

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

*450014*

PROPERTY LOCUS: 15 Bates Street Mendon, Mass.

I, Vincent J. Comastra  
of 15 Bates Street Mendon, Worcester  
01756

County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of three hundred ten thousand (\$310,000.00)

grant to STEPHEN WRIGHT AND SUSAN WRIGHT, husband and wife as \*  
tenants by the entirety  
of 1 Charlesgate Road, Hopedale, Mass. 01749 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: N. 87 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 my title see deed of Joseph S. Comastra, Gloria M. Comastra and Vincent J. Comastra to Vincent J. Comastra dated December 28, 2000 and recorded in Worcester County Registry of Deeds at Book 23375 Page 244.

Witness my hand and seal this 20th day of August, 2002

*Vincent J. Comastra*  
VINCENT J. COMASTRA

02 AUG 28 PM 4:00

The Commonwealth of Massachusetts

Worcester ss.

August 20, 2002

Then personally appeared the above named

VINCENT J. COMASTRA

and acknowledged the foregoing instrument to be

HIS free act and deed before me

*Harvey J. Trask*

HARVEY J. TRASK Notary Public

My commission expires March 12, 2004

WORCESTER DEEDS REG 20 WORCESTER  
08/28/02 3:44PM 01  
000000 #5607  
FEE \$1413.60  
CASH \$1413.60

(\* 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 recorded hereunder if it is in compliance with

ATTEST: WORC. Anthony J. Vigliotti, Register