

MONTSEERRAT ASSOCIATES, a limited partnership, having a place of business in

of South Paris, in the state of Maine

County, Massachusetts

being ~~conveyed~~ for consideration paid, and in full consideration of SIXTY-FIVE THOUSAND AND 00/100 DOLLARS, (\$65,000.00)

grant to ROBERT W. LOFTUS, JR. AND ELIZABETH J. LOFTUS, husband and wife, as Tenants by the Entirety

of 18 Cape Road, Mendon, Worcester County, Massachusetts

with quitclaim covenants

~~the land in~~ A certain parcel of land, with the buildings thereon and all the privileges and appurtenances thereto belonging: situated in Mendon,

~~(Describe parcel and surrounding property)~~

Worcester County, Massachusetts, bounded and described as follows: Beginning at the Northwesterly corner of the granted premises and at Cape Road, a public way in Mendon, Worcester County, Massachusetts, at a drill hole in a concrete bound:

THENCE N. 68° 55' 33" E., and bounded northerly by land of Joseph Mc Ewen, 538.93 feet to the corner of a stone wall.  
THENCE S. 34° 57' 00" E., and bounded easterly by said McEwen land, along the line of said wall, 197.88 feet to a corner of said wall;  
THENCE S. 64° 52' 10" W., and bounded southerly in part by said McEwen land and the land of one Eckart and Pepe, 194.77 feet to a point at the end of said wall;  
THENCE S. 76° 51' 50" W., and bounded southerly by said Eckert and Pepe land, 108.22 feet to a point at the northeasterly corner of parcel #2;  
THENCE N. 16° 10' 43" W., and bounded westerly by said parcel #2, 70 feet to a point at the northwesterly corner of said parcel #2;  
THENCE S. 75° 43' 04" W., and bounded southerly by said parcel #2, 300 feet to a point being the southeasterly corner of the granted premises at Cape Road, a public way in Mendon, Worcester County, Massachusetts;  
THENCE N. 16° 24' 15" W., and bounded westerly by said Cape Road, 86 feet to the point of beginning.

Said parcel contains 84,955 square feet, more or less, according to plan hereinafter referred to.

Said premises are described as parcel #1 on a plan entitled "Plan of Land in Mendon, Mass. Property of Michael J. Magliocca Scale: 40 feet to an inch Date: November 30, 1976 Guerriere and Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass.," which plan is recorded in Worcester District Registry of Deeds, Plan Book 438, Plan 81.

See variance granted at a public hearing held September 16, 1976 and filed with the Mendon Town Clerk on November 15, 1976, recorded in said Deeds Book 6205, Page 317.

Said premises are conveyed subject to a taking by the Commonwealth of Massachusetts for highway purposes and a Deed of Release to said Commonwealth of Massachusetts, recorded with said Deeds, Book 2542, Page 288, and Book 2573, Page 231, respectively.

Said premises are conveyed subject to a Lease by and between Mr. and Mrs. Wilford Simoneau, tenants, and Michael J. Magliocca, Landlord, dated September 16, 1980, which Lease commenced on October 8, 1980, and ends at midnight October 8, 1982.

For Title see Deed of Michael J. Magliocca to Nancy Warren, Trustee of Magson Realty Trust, dated June 20, 1978, and recorded in said Deeds, Book 6489, Page 220.

Conveyance is made subject to mortgage to Milford Federal Savings and Loan Association recorded Norfolk Deeds in Book 6205, Page 318. Grantor agrees to continue to make payment on his part of the consideration of this transfer.

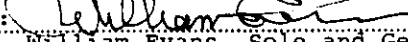
Being the same premises conveyed to us by John M. Magliocca, Trustee, by deed dated December 22, 1981, and recorded Worcester Deeds in Book 7388, Page 31.

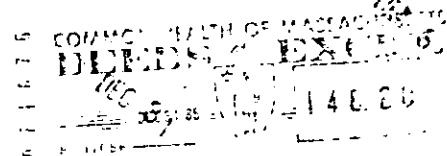
Property address: 18 Cape Road, Mendon, Massachusetts

I, William Evans, hereby certify that I am the sole and general partner of MONTERRAT ASSOCIATES, and hereby have the authority to execute this deed.

Witness my hand and seal this 27th day of December 19 85

MONTERRAT ASSOCIATES

BY:   
William Evans, Sole and General Partner



The Commonwealth of Massachusetts

NORFOLK ss. December 27, 19 85

Then personally appeared the above named William Evans,

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

  
Robert W. Simmler Notary Public — ~~Notary of the State~~

My Commission Expires February 24, 19 89

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.

Recorded DEC 31 1985 at H. H. P.