

WE, EARL J. DUFRESNE and CHERYL A. DUFRESNE, husband and wife,
of Mendon, Worcester County, Massachusetts,

being ~~married~~, for consideration paid, and in full consideration of \$250,000.00

grant to AMERICAN PROPERTIES, INC., a Massachusetts corporation *
having its usual place of business at
sk 7 Cape Road, Mendon, Worcester County, with quitclaim covenants
Massachusetts
~~the land is~~

~~(Describe the land and encumbrances, if any.)~~

A certain tract or parcel of land situated on the westerly side of Cape Road in said Mendon, Massachusetts being shown as Lot 2 on a plan entitled, "Plan of Land in Mendon, Mass. Property of: Rene T. and Nettie P. Morel" Scale 30 feet to an inch, dated May 24, 1982 by Guerriere & Halnon, Inc., Engineering and Land Surveying, 326 West Street, Milford, Mass., said plan being recorded in Worcester Registry of Deeds, Plan Book 497, Plan 53 and being more particularly bounded and described according to said plan as follows:

BEGINNING at a point on the westerly side of Cape Road at land now or formerly of Stanley E. and Edith L. Tuttle, said point being the southeast corner of the land herein described;

THENCE S. 75° 43' 13" W., 607.68 feet by said Tuttle land to land now or formerly of Frank R. and Jean H. Boyer;
THENCE N. 09° 28' 25" W., 113.19 feet by said Boyer land to a drill hole at land now or formerly of Theodore Cohen, Trustee of H2O Trust;
THENCE N. 09° 28' 57" W., by said Cohen land, 69.54 feet to a point at Parcel "A" as shown on said plan;
THENCE N. 79° 30' 48" E., by said Parcel "A" and land now or formerly of Stanley and Genevieve E. Gardner, 587.59 feet to an iron pin set on the westerly side of Cape Road;
THENCE S. 16° 42' 33" E., by the westerly side of Cape Road, 143.35 feet to the point of beginning.

Containing according to said plan an area of 2.23 acres, more or less.

Being the same premises conveyed to us by deed of Rene T. Morel and Nettie P. Morel, recorded with Worcester Deeds in Book 7524, Page 112.

Witness our hands and seals this 29th day of June 1987

..... Earl J. Dufresne

..... Cheryl A. Dufresne

The Commonwealth of Massachusetts

Norfolk ss. June 29th 1987

Then personally appeared the above named EARL J. DUFRESNE and CHERYL A. DUFRESNE and acknowledged the foregoing instrument to be their free act and deed before me

Robert E. Ficco, Notary Public - Justice of the Peace

My commission expires March 2, 1990

ant 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 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

Property Address: 7 Cape Road, Mendon, MA 01756

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