

AMERICAN PROPERTIES, INC.

of 7 Cape Road, Mendon, Worcester

County, Massachusetts,

~~XXXXXX~~ for consideration paid, and in full consideration of less than \$100.00

grant to LOUISE C. FITZGERALD

of 7 Cape Road, Mendon, MA 01756

with quitclaim covenants

~~XXXXXX~~

[Description 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;

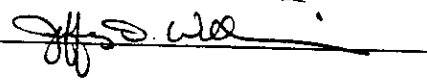
THENCE N. 09° 28' 57" W., by said Cohen land, 69.54 feet to a point at Parcel "A" as shown on said plan;

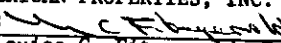
THENCE N. 79° 30' 48" E., by said Parcel "A" and land now or formerly of Stanley and Genevieve E. Gardner, 587.59 feet to an iron pin set on the westerly side of Cape Road;

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. Said premises are conveyed subject to a Mortgage recorded at the Worcester County Registry of Deeds Book 10609, Page 33 which Grantee assumes and agrees to pay. For Grantor's title see deed of Earl J. Duffrense et ux, to the within-named Grantor, dated June 29, 1987, recorded at the Worcester County Registry of Deeds, Book 10593, Page 104.

Witness my hand and seal this 30th day of December, 1993



AMERICAN PROPERTIES, INC.
BY: 
Louise C. Fitzgerald, President and Treasurer

PROPERTY: 7 Cape Road, Mendon, MA 01756

JAN 3 1994 Recorded 9 AM

The Commonwealth of Massachusetts

Worcester,

ss.

December 30, 19 93

Then personally appeared the above named Louise C. Fitzgerald, President and Treasurer and acknowledged the foregoing instrument to be her free act and deed before me

RETURN TO:


Jeffrey D. Williams Notary Public ~~XXXXXX~~

My commission expires February 27 1998

JEFFREY D. WILLIAMS, ESQUIRE
WILLIAMS & MAIN
219 EAST MAIN STREET
MILFORD, MA 01757

(* 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 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