

38229

CONFIRMATORY DEED

AMERICAN PROPERTIES, INC., of 7 Cape Road, Mendon, Worcester County, Massachusetts 01756

for consideration paid, and in full consideration of UNDER ONE (\$100.00) DOLLARS

grants to LOUISE C. FITZGERALD of 7 Cape Road, Mendon, Worcester County, Massachusetts 01756

WITH QUITCLAIM COVENANTS

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 H20 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.

HOLD GREENWALD

Property: 7 Cape Road, Mendon, MA

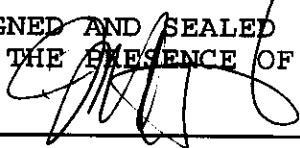
95 MAY 10 PM 1:27


For Grantor's title see deed of Earl J. Dufrensne, et ux, to the within-named Grantor, dated June 29, 1987, recorded at the Worcester County Registry of deeds, book 10593, Page 104.

This conveyance is not part of a transaction in which there is a sale, lease exchange, or other transfer of all or substantially all of the property or assets of AMERICAN PROPERTIES, INC.

This Deed is to confirm a prior Deed dated December 30, 1993 recorded with said Registry of Deeds at Book 15938, Page 21 in that the previous paragraph was inadvertently omitted from said Deed.

IN WITNESS WHEREOF the said AMERICAN PROPERTIES, INC. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Louise C. Fitzgerald, its President and Treasurer, hereto duly authorized, this 8 day of May, 1995.

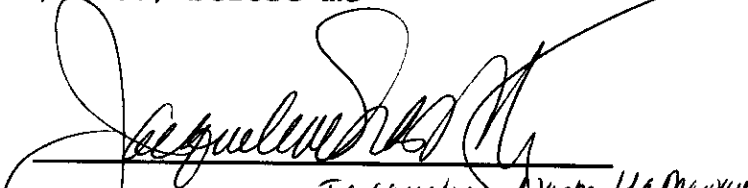
SIGNED AND SEALED
IN THE PRESENCE OF


AMERICAN PROPERTIES, INC.
BY:  *Louise C. Fitzgerald, President & Treas.*
LOUISE C. FITZGERALD, PRESIDENT
AND TREASURER

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this 8 day of May, 1995, then personally appeared the above-named LOUISE C. FITZGERALD, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of AMERICAN PROPERTIES, INC., before me



NOTARY PUBLIC *Jacqueline Duomo Hamrick*
MY COMMISSION EXPIRES: *1/25/96*

S/DEEDS/AMI.CD

ATTEST: WORC. Anthony J. Vigliotti, Register