

38231

DEED

25

J.V. MORRIS, Trustee of DM REALTY TRUST, under a Declaration of Trust dated March 22, 1995, recorded with the Worcester District Registry of Deeds, Book 16943, Page 318, of Mendon, Massachusetts

for consideration paid, and in full consideration of One Hundred Thousand (\$100,000.00) Dollars

grant to LOUISE C. FITZGERALD, of 7 Cape Road, Mendon, Massachusetts 01756

WITH QUITCLAIM COVENANTS

A certain 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 the Worcester District Registry of Deeds, Plan Book 497, Plan 53, and being more particularly bounded and described 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.

The undersigned is the sole Trustee of said Trust and has been duly authorized by 100% of the Beneficiaries to execute said Deed.

HOLD Greenwald

Property: 7 Cape Road, Mendon, MA

95 MAY 10 PM 1:27

For title, see Deed recorded with said Registry at Book 16943, Page 322.

EXECUTED AS A SEALED INSTRUMENT THIS 9th DAY OF MAY, 1995.

SIGNED IN THE PRESENCE OF: DM REALTY TRUST

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BY: J.V. Morris  
BY: J.V. MORRIS, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

May 9, 1995

On this 9th day of MAY, 1995, then personally appeared the above-named J.V. MORRIS, Trustee of DM Realty Trust as aforesaid, and acknowledged the foregoing to be his free act and deed, before me

Stella M Feeley  
STELLA M. FEELEY  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: FEB. 24, 2000

S/DEEDS/MORRIS

NEEDS REG 20  
WORCESTER  
05/10/95  
TAX 456.00  
CASH 456.00  
2534A140 13:24  
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register