

I, Eugene A.G. Phelps  
Of 5 Kinsley Lane, Mendon,

Worcester County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of ONE FIFTY-SEVEN THOUSAND FIVE HUNDRED AND NO CENTS (\$157,500.00)

grant to Eric Sabatinielli and Jean M. Sabatinielli, husband and wife  
as tenants by the entirety

Of 94 Hayward Street, Milford, Massachusetts

with quitclaim covenants

~~the land in~~

[Description and encumbrances, if any]

All the same premises conveyed by Richard C. Rau and Virginia C. Rau to Eugene A.G. Phelps and Dorothy A. Phelps, husband and wife, by deed dated November 29, 1961, and recorded with the Worcester District Registry of Deeds, Book 4248, Page 584 and bounded and described as follows:

"The land in said Mendon situated on the southeasterly shore of Lake Wipac, sometimes called Mendon Pond in said Mendon, bounded and described as follows:

BEGINNING at an iron pipe on the southeasterly shore of said pond or Lake at the most northerly corner of the granted premises at a corner of land now or formerly of Thomas F. Kelley Estate:

THENCE S. 72° 00' E. by said land now or formerly of said Thomas F. Kelley Estate 97.0 feet to an iron pipe at other land of the grantor:

THENCE S. 18° 00' W. by said other land of the grantors 75.0 feet to a stake on the northerly line of a right of way;

THENCE N. 69° 00' W. by the northerly line of said Right of Way 132.00 feet to a drill hole in a stone on the shore of said pond;

THENCE Northeasterly by and with said shore of said pond 75.0 feet to the point of beginning;

CONTAINING 8,000 square feet more or less.

Being part of the same premises conveyed to said William M. Wagner and Carl F. Wagner by deed of Chester C. Shattuck dated May 16, 1929 and recorded with Worcester District Registry of Deeds, Book 2495, Page 86.

Together with a right of way for usual Street purposes and travel over a right of way 15 feet wide adjoining the granted premises and running from the shore of said pond southeasterly to Millville Road, so-called."

For further reference see plan of land drawn by P. J. Brennan, Surveyor, Uxbridge, Mass., dated September, 1953, Subdivision of Land owned by Carl F. Wagner et als, situated at Lake Wipac, Mendon, Mass. filed and recorded in Plan Book 193, Plan 123, the said premises being shown as Lot No. 1 on said plan.

Witness my hand and seal this 18<sup>th</sup> day of October, 1987

X Eugene A.G. Phelps

The Commonwealth of Massachusetts

Worcester

ss.

October 1

1987

Then personally appeared the above named Eugene A.G. Phelps

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

Notary Public  
Thomas J. Mezarek, Esquire  
My commission expires May 14, 1988

(\*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 grantor 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.

PROPERTY ADDRESS: 5 KINSLEY LANE, MENDON, WORCESTER COUNTY, MASSACHUSETTS

Oct 1 3 28 PM '87

COMMONWEALTH OF MASSACHUSETTS  
DEEDS & EXCISE  
359.10  
10-1-87  
G/R

ATTEST: WORC., Anthony J. Vigliotti, Register.