

Quitclaim Deed

2-
13-

STATUTE FORM

✓ Leon Wojnoski et ux

TO

Michael Wojnoski

Worcester Registry District
Book 48 Page 7933

Dated, Nov. ~~16~~ **20** 1978 19 78

11 o'clock 15 in A M

at _____ o'clock and _____ minutes _____ m.

Received and entered with _____

Deeds

Book _____ **TRANSFER CERTIFICATE OF TITLE**
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK 48
Attest: **BEING CERTIFICATE No. 7933** IN
WORCESTER REGISTRY DISTRICT.
Register



TUTTLAW REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT. 05701

FORM 282

OSCAR J. RYAN
ATTORNEY AND COUNSELOR AT LAW
132 MAIN STREET
BLACKSTONE, MASSACHUSETTS 01504

TEL. (617) 883-8411

X

We, Leon Wojnoski and Stella Wojnoski, husband and wife

of Mendon, Worcester County, Massachusetts,

in consideration of less than \$100.00 paid

grant to Michael Wojnoski
Milford St., R. F. D. # 18
Mendon, Mass. 01756

xx

with quitclaim covenants

the land in Mendon, Worcester County, Massachusetts, as follows: -

Southeasterly by the northwesterly line of Milford Road one hundred eighty-three and 25/100 (183.25) feet;

Southwesterly one hundred twenty (120) feet;

Southeasterly one hundred (100) feet, and

Northeasterly one hundred eight and 28/100 (108.28) feet by land now or formerly of Salvatore Tinio et al;

Southeasterly by the northwesterly line of said Milford Road one hundred one and 16/100 (101.16) feet;

Southwesterly by land now or formerly of John J. Griffin one hundred six and 81/100 (106.81) feet;

Southeasterly by said John J. Griffin land and by the end of Moraine Street one hundred six (106) feet;

Northeasterly by the middle line of said Moraine Street one hundred eleven and 57/100 (111.57) feet;

Southeasterly by the northwesterly line of said Milford Road two hundred fifty and 26/100 (250.26) feet;

Southwesterly by land now or formerly of Edwin G. O'Grady nine hundred thirty-five and 35/100 (935.35) feet;

Northwesterly by Post Lane five hundred fifty and 34/100 (550.34) feet;

Northeasterly by the middle line of Upland Road one hundred fifty-six and 64/100 (156.64) feet;

Northwesterly by a line crossing said Upland Road and by land now or formerly of Salvatore Tinio et al one hundred eighteen and 53/100 (118.53) feet;

Northeasterly by land now or formerly of Edwin G. O'Grady three hundred ninety-eight and 84/100 (398.84) feet; and

Southeasterly thirty-three and 29/100 (33.29) feet, and

Northeasterly two hundred forty (240) feet by land now or formerly of Primo Bonati.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 29048-A, which will be filed with the original certificate of title issued on this decree, the same being compiled from a plan drawn by Schofield Brothers, Civil Engineers, dated March 30, 1959, and additional data on file in the Land Registration Office, all as modified and approved by the Court, and shown thereon as lots 1 and 2. # 6167

The land hereby registered is subject to the flow of natural water courses running through the same and shown on said plan as Brooks.

So much of said lot 1 as is included within the area marked "Tennessee Gas Transmission Company Easement" thirty (30) feet wide, approximately shown on said plan, is subject to an easement as set forth in a grant made by Leon M. Wojnoski et ux. to the Northeastern Gas Transmission Company, dated September 28, 1953, duly recorded in Book 3543, Page 478.

So much of the land hereby registered as is included within the limits of said Post Lane is subject to the rights of all persons lawfully entitled thereto in and over the same.

So much of said lot 2 as is included within the limits of said Upland Road is subject to rights in favor of said Salvatore Tinio et al. land adjacent to said Post Lane; and there is appurtenant to the land hereby registered the right to use the whole of said Upland Road, as shown on said plan, in common with said Salvatore Tinio et al. land.

So much of said lot 1 as is included within the limits of said Moraine Street is subject to the rights of all persons lawfully entitled thereto in and over the same; and there is appurtenant to said lot 1 the right to use the whole of said Moraine Street, as shown on said plan, in common with all other persons lawfully entitled thereto.

For title of grantors see Worcester Registry of Deeds Land Court Case No. 29048 Registered in Book 31 Page 6167 Decree No. 522, dated June 12, 1962 and numbered 29048 on the files in said court.

HOWEVER RESERVING TO SAID GRANTORS, LEON WOJNOSKI AND STELLA WOJNOSKI A LIFE ESTATE IN SAID PREMISES.

Executed as a sealed instrument this ~~XXXX~~ 16th. day of November 19 78

_____ *Leon Wojnoski*

_____ *Stella Wojnoski*

The Commonwealth of Massachusetts

Worcester ss. **November 16,** 19 78

Then personally appeared the above named **Leon Wojnoski and Stella Wojnoski**

and acknowledged the foregoing instrument to be **their** free act and deed,

Before me, *Oscar J. Ryan*
Oscar J. Ryan Notary Public — ~~XXXXXXXXXXXX~~
 My commission expires **April 3,** 19 **81**

ATTEST: WORC. Anthony J. Vigliotti, Register