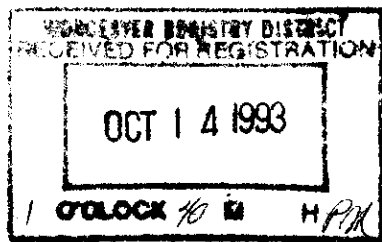


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R

Michael Wojnoski
To
Michael Wojnoski et ux



QUITCLAIM DEED

OSCAR J. RYAN
ATTORNEY AND COUNSELOR AT LAW
132 MAIN STREET
BLACKSTONE, MASSACHUSETTS
TEL (508) 883-6411

TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK 63
BEING CERTIFICATE NO. 2521
WORCESTER REGISTRY DISTRICT

9433

P 5402

I, Michael Wojnoski

of 7 Washington St., Mendon, Worcester

County, Massachusetts.

in consideration of less than \$100.00 paid

grant to myself, Michael Wojnoski and my wife Frances L. Wojnoski,
as tenants by the entirety

both of 7 Washington St.
Mendon, Massachusetts 01756

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.

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 grantor see Worcester Registry of Deeds land Court Case No. 29048 registered in Bk. 48 Pg. 9433 document No. 34143 originally registered June 12, 1962 in Bk. 31 Pg. 5167

Leon Wojnoski a life tenant died a resident of Mendon, MA on December 22, 1992.

Stella Wojnoski a life tenant died a resident of Mendon, MA on September 15, 1993.

Executed as a sealed instrument this 12th. day of October 19 93

_____ Michael Wojnoski
Michael Wojnoski

The Commonwealth of Massachusetts

Worcester ss. October 12, 19 93

Then personally appeared the above named Michael Wojnoski

and acknowledged the foregoing instrument to be his free act and deed,

Before me, Oscar J. Ryan Notary Public ~~XXXXXX~~
My commission expires March 2, 19 95