

DOCUMENT NO. 78408

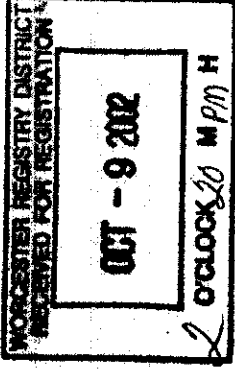
CHARACTER

OF

DOCUMENT

Filed
June 20 60/20
conveyance
see

9/c 12521



TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK 24
BEING CERTIFICATE No. 14765 IN
WORCESTER REGISTRY DISTRICT.

RETURN TO:
REGISTERED LAND

Quitclaim Deed**10251**

We, Michael Wojnoski and Frances L. Wojnoski, husband and wife, both
of 7 Washington St., Mendon, Worcester County Massachusetts
in consideration of \$240,000.00 paid
grant to David M. Spence and Natalia Spence, husband and wife, as Tenants by the Entirety, both
of 17 Morton St., Framingham, MA 01702
with **quitclaim covenants**

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

The land in Mendon, in the County of Worcester and Commonwealth of Massachusetts, together with any and all improvements thereon, situated on Milford Road and shown as Lot # 2 on the plan entitled "Plan of Land in Mendon, Mass. Property of Leon Wojnoski et ux Scale = 1" = 50' March 30, 1959 Schofield Brothers Reg. Civil Engineers, 48 Park Street, Framingham, Mass. Offices in Framingham & Orleans, Mass. Revised April 24, 1962" said plan is numbered 29048-A, which is filed with the Original Certificate of Title # 6167. Said Lot 2 contains approximately 95,254 ± square feet of land.

All of the boundaries of said lot 2 are determined by the Court to be located as shown upon plan numbered 29048-A, which is filed with the Original Certificate of Title # 6167, 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 Lot 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 the land hereby registered as is included within the limits of 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 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.

Being a portion of the premises registered to the said Michael Wojnoski and Frances L. Wojnoski. See Certificate of Title Book 63, Page 12521, Document No. 57618 dated October 14, 1993 in Worcester District Registry of Deeds Land Registration Division.

Property Address: 56 Milford St.
Mendon, MA 01756
+ Grant Address

Michael Wojnoski
Michael Wojnoski

Frances L. Wojnoski
Frances L. Wojnoski

Commonwealth of Massachusetts

Worcester, ss.

October 13, 2002

Then personally appeared the above named Michael Wojnoski and Frances L. Wojnoski and acknowledged the foregoing instrument to be their free act and deed,

Before me,

[Signature] seal
William M. Ryan - Notary Public
My commission expires: February 21, 2003

WORCESTER
DEEDS REG 20
WORCESTER

10/09/02 2:08PM 01
000000 #2826 *[Signature]*

FEE \$1094.40

CASH \$1094.40

ATTEST: WORC. Anthony J. Vigliotti, Register