

WE, FRANK CERAMICOLI, unmarried, of Mendon, Worcester County,  
 of and MARIO CERAMICOLI, also known as Mario P. Ceramicoli,  
 Framingham, Middlesex County, Massachusetts County, Massachusetts  
 being ~~un~~married, for consideration paid, and in full consideration of ----\$22,900.00-----  
 grants to ORLAND F. STEVENS, III,

of Hartford Avenue, West, Mendon, Worcester County, with quitclaim covenants  
~~to the land in~~

~~(Description of the land to be conveyed)~~

A certain parcel of land, with the buildings thereon, situated on the northerly side of Hartford Avenue West, in said Mendon, and being all and the same premises described in deed of Doris I. Lefrancois to Homer J. Lefrancois et ux. dated December 6, 1971, and recorded with Worcester District Registry of Deeds, Book 5179, Page 599, and being more particularly bounded and described therein as follows:

"the land with the buildings thereon situated in Mendon, in said County of Worcester, on the northerly side of Hartford Turnpike, bounded and described as follows:

Beginning at a stone wall on the northerly side of said street located at the southeasterly corner of the granted premises and at land now or formerly of one Norman Rogers;

thence running in a northerly direction and bounded easterly by said Rogers land along a stone wall a distance of 100 feet to land now or formerly of Frank Roy and land of one Wood;

thence turning and running westerly and bounded northerly by land now or formerly of Frank Roy a distance of 90 feet to a stake;

thence turning and running southerly and bounded westerly by land now or formerly of Frank Roy a distance of 100 feet to the northerly side of said Hartford Turnpike;

thence turning and running along said Hartford Turnpike a distance of 90 feet to the point of beginning."

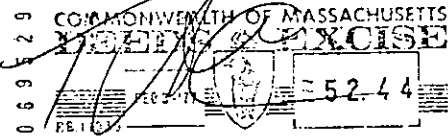
Being the same premises conveyed to us by Deed of Frank Ceramicoli et al dated October 21, 1974, recorded with said Deeds, Book 5609, Page 175.

Said premises are conveyed subject to Easement to Milford and Uxbridge Street Railway as set forth in Instrument dated August 13, 1901, recorded with said Deeds, Book 1692, Page 561, if the same affects the locus.

Also subject to Pole rights as set forth in Instrument dated July 8, 1904, recorded with said Deeds, Book 1793, Page 244, if the same affects the locus; and subject to a Taking by the Town of Mendon for the relocation of Hartford Turnpike, now called Hartford Avenue, West, as recited in Book 2842, Page 371. See Plan Book 124, Plan 42.

Witness our hands and seal this 2<sup>nd</sup> day of February 19 77

FEB 3 1977  
WORCESTER



FEB 3 1977

Mario Ceramicoli  
Frank Ceramicoli

The Commonwealth of Massachusetts

WORCESTER

ss.

February 2,

19 77

Then personally appeared the above named Frank Ceramicoli

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

Marian L. Veer

Notary Public — ~~XXXXXXXXXXXX~~

Marian L. Veer

My Commission Expires August 4, 19 78

Recorded FEB 3 1977 at 1 h5 m. P.M.