

DEED

25 SA

Property Address: 13 Bates Street, Mendon, MA

I, Romeo Ceslinski, by Eugene E. Cyr, my attorney-in-fact, under Power of Attorney dated February 6, 1998, recorded in Worcester District Registry of Deeds Book 21068, Page 43, of Milford, Worcester County, Massachusetts,

for consideration paid of One Hundred Fifty-Seven Thousand Five Hundred (\$157,500.00) Dollars

grant to Donald Pilkington and Susan Pilkington, husband and wife, as tenants by the entirety, both of 13 Bates Street, Mendon, Worcester County, Massachusetts,

with quitclaim covenants

Two certain parcels of land with the building thereon, the first parcel of land being located on the westerly side of the road leading from South Milford to Batesville, so called, in Mendon in the County of Worcester and Commonwealth of Massachusetts aforesaid, bounded and described as follows; to wit:

Beginning at the northeasterly corner of the granted premises on said road at land of Margaret F. Bullard; thence N. 82° W. 150.49 feet with a wall by the land of said Bullard to a stake in the wall; thence S. 23° 45' 149.19 feet to a stake; thence S. 82° E. 150.49 feet to a stake at said road; thence northerly with said road with a curve the radius of which is 416.75 feet, 150 feet to the point of beginning.

The second parcel of land in said Mendon located westerly of the State Highway leading from Bellingham to Milford, called Bates Street, bounded and described as follows:

Beginning at the northeasterly corner of the granted premises at other land of grantee; thence N. 82° W. 145.98 feet to a stake in the wall bounding on land of one Bullard; thence S. 23° 45' W. 149.19 feet to a stake; thence S. 82° E. 145.98 feet; thence N. 23 45' E. 149.19 feet to the place of beginning and bounding on land lately conveyed to the Town of Mendon.

The said premises being a part of those premises conveyed to Eustachio Pettinelli and Liberata Pettinelli by deed of Frank S. Hayward dated July 11, 1922 and recorded with Worcester District Deeds, Book 2275, Page 583.

Being all the same premises described in deed of Eustachio Pettinelli et ux to Town of Mendon by deed dated by deed dated June 24, 1931 and recorded with Worcester District Deeds, Book 2545, Page 195.

Return:
Kenney + Maciolek
181 Village Street
Medway, MA 02053

GATTONI & GATTONI
ATTORNEYS AT LAW
232 Main Street
Milford, MA 01757
TEL: (508) 473-2200
FAX: (508) 478-5122

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Both of the above mentioned parcels of land are conveyed upon the condition that the grantee is to forever maintain a good and sufficient fence on the southerly and westerly sides of the above granted premises.

The above premises are the same upon which the Town of Mendon maintained a school house which was commonly known as the East Mendon School and land.

Being all the same premises described in deed of Millard Bracci to Romeo Ceslinski dated November 1, 1941, recorded with said Registry in Book 2836, Page 250.

Witness my hand and seal, this 13th day of April, 1999.

Eugene E. Cyr
Romeo Ceslinski by his
Attorney in Fact
Eugene E. Cyr

Commonwealth of Massachusetts

Worcester, ss

April 13, 1999

Then personally appeared the above-named Eugene E. Cyr, who executed the foregoing instrument on behalf of Romeo Ceslinski, and acknowledges the foregoing instrument to be the free act and deed of Romeo Ceslinski, before me

Todd A. Gattoni
Notary Public - Todd A. Gattoni
My Commission Expires: 05/05/2000

WORCESTER
DEEDS REG 20
WORCESTER
~~04/14/99 12:48PM 01~~
000000 #2405
FEE \$718.20
CASH \$718.20

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ATTEST: WORC. Anthony J. Vigliotti, Register