

Handwritten signature/initials

QUITCLAIM DEED

I, JOANNE RETECKI, of Mendon, Worcester County, Massachusetts, as Trustee^{+ EXECUTRIX} of the Testamentary Trust under the Will of Joseph F. Ghelli, late of Mendon, Worcester County, Massachusetts, pursuant to the power of sale contained therein as allowed in Worcester County Probate Court Case No. 94PR0470 EP1, and every other power,

in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 -
----- (\$165,000.00) ----- DOLLARS

grant to GEORGE J. BONDERENKO and MARGARET R. BONDERENKO, husband and wife as Tenants by the Entirety

of 17 Washington Street, Mendon, Worcester County, Massachusetts

with quitclaim covenants

Two certain parcels of land located on Washington Street, Mendon, Worcester County, Massachusetts being bounded and described as follows:

PARCEL

A certain tract or parcel of land situated off the northeasterly side of Washington Street, Mendon, Worcester County, Massachusetts being shown as Parcel 2 on a plan entitled "Plan of Land in Mendon, Mass. Property of: Parcels 1 & 3; Estate of Joseph F. Ghelli, Parcel 2: Ronald & Kimberly Ferucci Scale: 20 feet to an inch Date: May 22, 1995 Guerriere & Halnon, Inc. Engineering & Land Surveying, 333 West Street, Milford, Mass. 01757", said Plan recorded in Worcester District Registry of Deeds Plan Book 694, Plan 72 and being bounded and described according to said Plan as follows:

BEGINNING at a point at the most westerly corner of Parcel 3 as shown on said Plan;

THENCE N. 06° 53' 55" W., 11.05 feet by land now or formerly of land now or formerly of Ronald Ferucci and Kimberly Ferucci;

THENCE N. 51° 39' 21" E., 169.58 feet still along land of said Ferucci to a point;

*Henrick & Assoc.
1661 WORCESTER RD
FLAMINGHAM, MA*

Property Address: 17 Washington Street
Mendon, MA 01756
GRANTEE ADDRESS

95 JUL - 6 AM 11:19

- THENCE N. 59° 59' 41" E., 23.96 feet;
- THENCE N. 72° 46' 38" E., 17.13 feet;
- THENCE N. 85° 44' 16" E., 15.67 feet to a point at the most westerly corner of utility and access easement area of Parcel as shown on said Plan;
- THENCE S. 53° 55' 00" W., 228.18 feet along Parcel 3 as shown on said Plan to the point of beginning.

Said Parcel contains an area of 2,820 square feet, more or less, according to said Plan.

For title see Deed of Ronald P. Ferucci et ux dated JUNE 29, 1995 and recorded herewith as Instrument No. _____.

PARCEL

A certain tract or parcel of land situated off the northeasterly side of Washington Street, Mendon, Worcester County, Massachusetts, being shown as Parcel 3 on a plan entitled "Plan of Land in Mendon, Mass. Property of: Parcels 1 & 3; Estate of Joseph F. Ghelli, Parcel 2: Ronald & Kimberly Ferucci Scale: 20 feet to an inch Date: May 22, 1995 Guerriere & Halnon, Inc. Engineering & Land Surveying 333 West Street, Milford, Mass. 01757", said Plan recorded in Worcester District Registry of Deeds Plan Book 694, Plan 72 and to which Plan reference may be made for a more particular description of said Parcel 3. Said Parcel 3 contains 57,466± square feet according to said Plan.

The above Parcels are conveyed subject to the rights and easements and with the benefit of the indemnities set forth in a deed from the Grantor to Ronald P. Ferucci and Kimberly Ferucci dated JUNE 29, 1995 and recorded herewith as Instrument No. _____; and a utility and Access Easement as shown on said Plan.

4411A140 11:05
EXCISE TAX

TAX 752.40
CASH 752.40

CANCELLED
07/06/95

DEEDS REG. 20
WORCESTER

-3-

I Joanne Retecki, Executrix under the Will of Joseph Ghelli as hereinabove described hereby release the Power of Sale contained therein with respect to the within described premises. As Executrix as aforesaid, I hereby further bargain, sell, convey, and release all title and interest in and to the within described premises to the said Grantees herein.

For my title see Deed of Ronald P. Ferucci et ux to Joanne Retecki, Trustee under the Will of Joseph F. Ghelli dated JUNE 29, 1995 and recorded herewith as Instrument No. _____; and the Deed of Jose F. Gomes et ux to Joseph F. Ghelli and Mary D. Ghelli dated May 25, 1985 and recorded at Worcester District Registry of Deeds Book 8748 Page 287. See also the Estate of Mary D. Ghelli, Worcester County Probate Court Case No. 89P3009VA and Estate of Joseph F. Ghelli, Worcester County Probate Court Case No. 94PR0470 EP1.

EXECUTED as a sealed instrument this 30th day of June, 1995.

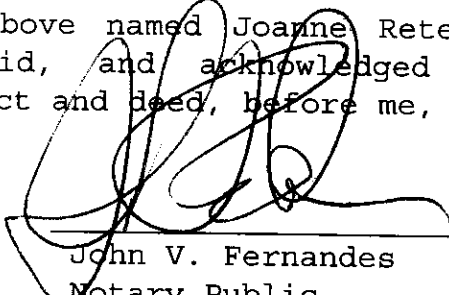
Joanne Retecki - Executrix & Trustee
 Joanne Retecki,
 Trustee and Executrix

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

June 30, 1995

Then personally appeared the above named Joanne Retecki, Trustee and Executrix as aforesaid, and acknowledged the foregoing instrument to be her free act and deed, before me,


 John V. Fernandes

Notary Public

My Commission Expires:

January 26, 2001

de

ATTEST: WORC. Anthony J. Vigliotti, Register