

DOCUMENT NO. 45431

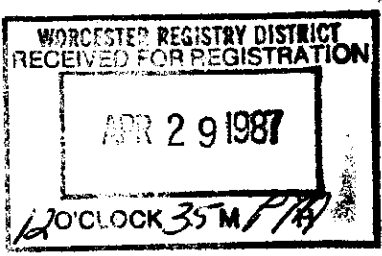
*Owner's  
Car Title  
Mileage*

# Statute Form of Deed

*25th*

John N. Grady, Jr. et ux  
TO

Robert B. Grady et al,  
Trustees



at ..... 19  
o'clock and ..... minutes ..... m  
Received and entered with .....

..... Deeds  
Book ..... Page .....  
Attest: .....

TRANSFER CERTIFICATE OF TITLE REGISTER  
ISSUED AND TRANSCRIBED INTO  
REGISTRATION BOOK 57  
SERIAL CERTIFICATE NO. 11211 IN  
WORCESTER REGISTRY DISTRICT

FROM THE OFFICE OF  
CONSIGLI AND BRUCATO, P.C.  
ATTORNEYS AT LAW  
200 MAIN STREET  
POST OFFICE BOX 76  
MILFORD, MA 01757-0076

X

WE, JOHN N. GRADY, JR. and DIANE M. GRADY, husband and wife, both  
of Mendon, Worcester County, Massachusetts,  
in consideration of - - - - EIGHTY THOUSAND (\$80,000.00) DOLLARS, paid - - - - -

grant(s) to ROBERT B. GRADY and THOMAS M. GRADY as Trustees of GRADY REALTY TRUST  
OF MENDON established under a Declaration of Trust dated April 28, 1987 and  
registered in Worcester District Registry of Deeds, Registered Land Section,  
herewith as Document No. 45430 of Hartford Avenue West, Mendon,  
Worcester County, Massachusetts,

with quitclaim covenants

That certain parcel of land situate in Mendon in the County of Worcester  
and said Commonwealth, bounded and described as follows:

- SOUTHWESTERLY by the northeasterly line of Way-1, one hundred thirty-two (132) feet;
- NORTHWESTERLY by land now or formerly of Louis Sabatinelli et al, one hundred sixty-seven (167) feet;
- NORTHEASTERLY by land now or formerly of Gilbert P. Powell et al, forty-eight (48) feet; and
- SOUTHEASTERLY by land now or formerly of Harold F. Collins, one hundred twenty-four and 32/100 (124.32) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Barnes Engineering Company, Inc., Surveyors, dated May 3, 1976, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with the original Certificate of Title No. 9114. *Plan # 3 27 76*

There is appurtenant to the land hereby registered the right to use Way 1 and Way 2, approximately shown on said plan, to and from said land and Hartford Avenue West, in common with all other persons lawfully entitled thereto.

The land hereby registered is subject to the easement set forth in a grant made by Charles I. Barnes et ux to New England Power Company, dated October 9, 1924, duly recorded in Book 2350, Page 501, presently held by Massachusetts Electric Company by instrument dated June 2, 1965, duly recorded in Book 4571, Page 302.

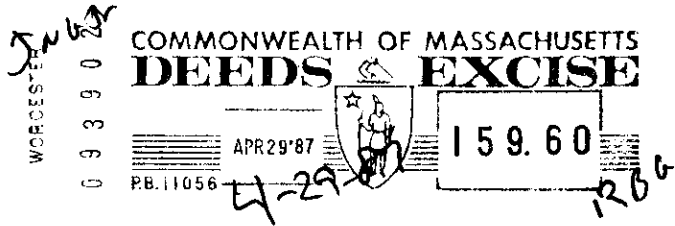
Said premises are conveyed subject to real estate taxes for the current fiscal year, which taxes the grantees herein assume and agree to pay as part of the consideration for this conveyance.

Property Address: Hartford Avenue West, Mendon, Massachusetts

Said premises are conveyed subject to a mortgage from John N. Grady, Jr. and Diane M. Grady to Milford Federal Savings and Loan Association for \$12,700.00 dated July 12, 1977 and registered as Document No. 32757 on Certificate of Title No. 9116 in Worcester County Registered Land District Book No. 46, having a present principal balance recited as \$10,412.67 which mortgage the grantees herein assume and agree to pay and further agree to hold the grantors harmless with respect thereto.

The fully consideration for this conveyance is \$80,000.00 of which \$ 10,412.67 is represented by the assumption of the above referred to mortgage.

Being the same and all the same premises as were conveyed to John N. Grady, Jr. and Diane M. Grady by deed of Arthur J. Maillet and Anne A. Maillet dated July 12, 1977 and registered in the Registered Land Section of the Worcester District Registry of Deeds on July 22, 1987 as Document No. 32756 on Certificate of Title No. 9116 in Registration Book 46.



Executed as a sealed instrument this ..... 28th ..... day of ... April ..... 1987

*John N. Grady, Jr.*  
John N. Grady, Jr.  
*Diane M. Grady*  
Diane M. Grady

**Commonwealth of Massachusetts**

WORCESTER , ss.

April 28, 19 87

Then personally appeared the above-named John N. Grady, Jr. and Diane M. Grady

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

before me *ALDO B. CONSIGLI, JR.* Notary Public  
ALDO B. CONSIGLI, JR.

My commission expires 12/3/93  
**ATTEST: WORC. Anthony J. Vigliotti, Registrar**