

DOCUMENT NO. 58342
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WORCESTER REGISTRY DISTRICT
RECEIVED FOR REGISTRATION
JAN 2 1992
11 O'CLOCK 55 M AM

TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK 61
BEING CERTIFICATE NO. 12119 IN
WORCESTER REGISTRY DISTRICT

o/c 11211

X

QUITCLAIM DEED

WE, ROBERT B. GRADY AND THOMAS M. GRADY as Trustees of GRADY REALTY TRUST OF MENDON established u/d/t dated April 28, 1987 and registered in Worcester District Registry of Deeds, Registered Land Section, Document 45430; of Hartford Avenue West, Mendon, Worcester, Massachusetts

in consideration of less than ONE HUNDRED AND NO/100 (\$100.00) paid

grant to: ROBERT B GRADY of 68 Uxbridge Road, Mendon, Massachusetts AND THOMAS M. GRADY, of 57 Uxbridge Road, Mendon, Massachusetts, as tenants in common

the land in Mendon, in said County of Worcester, with the buildings thereon, 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 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.

There is appurtenant to said land 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 said land 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.

*Plan
9114*

Being the same premises conveyed to us by deed of John N. Grady, Jr. and Diane M. Grady dated April 28, 1987, registered in the Registered Land Section of the Worcester District Registry of Deeds as Document No. 45431 on Certificate of Title No. 11211 in Registration Book 46, Page 9114.

Witness my hand and seal this 31st day of December, 1991

Robert B. Grady

Robert B. Grady, Trustee

Thomas M. Grady

Thomas M. Grady, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

December 31, 1991

Then personally appeared the above named Robert B. Grady and Thomas M. Grady and acknowledged the foregoing instrument to be their free act and deed before me.

Sarah Goodwin

Sarah Goodwin, NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/12/98

ATTEST: WORC. Anthony J. Vigliotti, Register