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40th Ave
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WORCESTER REGISTRY DISTRICT
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SEP 16 1993

Block 40 *AMH*

TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK 63
BEING CERTIFICATE NO. 12502 IN
WORCESTER REGISTRY DISTRICT

WE, ROBERT B. GRADY and THOMAS M. GRADY, both

of Mendon Worcester County, Massachusetts,
in consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS, PAID

grant(s) to ROBERT B. GRADY and THOMAS M. GRADY, TRUSTEES OF GRADY REALTY TRUST OF MENDON established under a Declaration of Trust dated April 28, 1987 and registered in the Worcester District Registry of Deeds, Registered Land Section as Document No. 45430 and having a mailing address of 57 Uxbridge Road, Mendon, Massachusetts 01756

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.

PL 39223-1

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.

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.

Being the same and all the same premises as were conveyed to us by Deed of Robert B. Grady et al, Trustees dated December 31, 1991 and registered in the Worcester District Registry of Deeds, Registered Land Section as Document No. 53342 on Certificate of Title No. 12114.

Hartford Avenue West, Mendon, Massachusetts
Property Address:

Executed as a sealed instrument this 16th day of September 19 93

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Robert B. Grady
ROBERT B. GRADY

Thomas M. Grady
THOMAS M. GRADY

Commonwealth of Massachusetts

WORCESTER, ss.

September 16,

19 93

Then personally appeared the above-named Robert G. Grady and Thomas 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 12-03-93

ATTEST: WORC. Anthony J. Vigliotti, Register