

DOCUMENT NO. 61561

CHARACTER OF INSTRUMENT Deed

received out of computer 10th R

WORCESTER REGISTRY DISTRICT
RECEIVED FOR REGISTRATION
AUG 31 1995
3 O'CLOCK 20 M HPM

TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK 65
SERIAL CERTIFICATE NO. 12959 IN
RECORD BOOK NO. 12502

RETURN TO:
REGISTERED LAND

X

Quitclaim Deed

We, 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 NUMBER 45430

in consideration of SEVENTY TWO THOUSAND FOUR HUNDRED (\$72,400.00) DOLLARS, paid

grant(s) to JOHN P. CARRABBA of 39 Hartford Avenue West, Mendon, Worcester County, Massachusetts

with quitclaim covenants

That certain parcel of land with the buildings thereon situated in Mendon, Worcester County, Massachusetts and 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.

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.

*Remin to John Carrabba
39 Hartford Ave, West
Mendon, MA 01756*

DEEDS REG 20
WORCESTER

08/31/95

M
TAX 330.60
CASH 330.60

6366A148 15:19
EXCISE TAX

Property Address: 39 Hartford Avenue West, Mendon, Massachusetts 01756

Being the same and all the same premises as were conveyed to us by Deed of Robert B. Grady et al dated September 16, 1993 and registered in the Worcester District Registry of Deeds, Registered Land Section as Document No. 57383 on Certificate of Title No. 12502.

Executed as a sealed instrument this 25th day of August 1995.

Robert B. Grady

**ROBERT B. GRADY, TRUSTEE
AS AFORESAID**

Thomas M. Grady

**THOMAS M. GRADY, TRUSTEE
AS AFORESAID**

Commonwealth of Massachusetts

Worcester, ss

August 25, 1995

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

Judith C. Brogioli

Judith C. Brogioli
Notary Public

My commission expires 10-26-2001

ATTEST: WORC. Anthony J. Vigliotti, Register