

Property Located at 12 Northbridge Rd., Mendon, MA 01756

I, Cheryl A. Riccardelli
of Millville, Worcester County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of Less than One hundred (\$100.00)--
-----dollars

grant to Paul M. Riccardelli, his mailing address being 12 Northbridge Road, *
Mendon, Massachusetts 01756
of with quitclaim covenants

~~the tract~~ A certain tract or parcel of land, with the buildings thereon, situated
on the southerly side of Northbridge Road, in Mendon, Worcester County, Massachusetts

[Description and encumbrances, if any]
being lots numbered 10, 11, and part of lot numbered 9 on plan of Windy Hill Plat
owned by Ablert L. and Helen H. Johnson, Mendon, Mass. September 1948, filed with
Worcester District Deeds, Plan Book 154, Plan 104, and being more particularly
bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of the granted premises at a point in
the southerly line of said Northbridge Road and at the northwesterly corner of lot 12,
as shown on said plan;
THENCE S. 7° 26' 30" W. by lot 12, 150.0 feet to a point;
THENCE N. 82° 33' 30" W. by lots 20 and 21, 150.0 feet to a point;
THENCE N. 7° 26' 30" E. 117.73 feet to a point;
THENCE N. 82° 33' 30" W. 3.0 feet to a point;
THENCE N. 7° 26' 30" E. 6.0 feet to a point;
THENCE S. 82° 33' 30" E. 3.0 feet to a point;
THENCE N. 7° 26' 30" E. 27.0 feet to a point in the southerly line of said Road,
Being the northeasterly corner of lot 9, the last five courses bounding on the remaining
portion of lot 9;
THENCE easterly by the southerly line of said Road 150.03 feet to the point of
beginning.

Each of the foregoing lots is each and severally subject to the following
restrictions:

Said lot shall be used only as a site for a dwelling house of not less than
five rooms, Quonset Huts excluded, situated at least twenty-five (25) feet from the
southerly line of said Northbridge Road. There may be erected on said lot a private
automobile garage to be used in connection with such house, provided, however, that
no garage shall be placed on said lot within twenty-five (25) feet from the southerly
line of said Northbridge Road.

Being the same premises conveyed to Raul M. Riccardelli and Cheryl A. Riccardelli
by deed of Jeanne M. Whitney and Paul M. Riccardelli dated August 30, 1984 and recorded
with the Worcester District Registry of Deeds Book 8349, Page 248

Witness my hand and seal this 10 day of May, 1986

Cheryl A. Riccardelli
Cheryl A. Riccardelli

The Commonwealth of Massachusetts

Worcester ss.

Then personally appeared the above named Cheryl A. Riccardelli
and acknowledged the foregoing instrument to be her free and voluntary act

My commission expires
May 21

(*Individual — Joint Tenants — Tenants in Common.)