

I, Paul M. Riccardelli

of Mendon,

Worcester County, Massachusetts,

~~being married~~ for consideration paid, and in full consideration of Less than One Hundred (\$100.00) dollars

grant to Paul M. Riccardelli and Susan M. Riccardelli, husband and wife, *

tenants by the entirety,

of Mendon, Massachusetts

with quitclaim covenants

12 Northbridge Rd., Mendon

~~wherein~~ A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Northbridge Road in Mendon, Worcester County, Massachusetts, being lots numbered 10, 11, ~~XXXXXXXXXXXXXXXXXXXX~~ and part of lot numbered 9 on plan of Windy Hill Plat owned by Albert 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, 150.00 feet to a point;

THENCE N. 82° 33' 30" W., by lots 20 and 21, 150.00 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 Paul M. Riccardelli by deed of ~~Paul M. Riccardelli and Cheryl A. Riccardelli~~ dated *May 16, 1986* and recorded with the Worcester District Registry of Deeds, Book *9129*, Page *351*.

Witness my hand and seal this *1st* day of *February*, 1988.

Paul M. Riccardelli
Paul M. Riccardelli

The Commonwealth of Massachusetts

Worcester ss.

Feb 1

1988

Then personally appeared the above named Paul M. Riccardelli

and acknowledged the foregoing instrument to be his free act and deed before me

Gerald E. Shugrue
Gerald E. Shugrue Notary Public

My commission expires February 27, 1992

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

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC., Anthony J. Vigliotti, Register

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