

We, Paul M. Riccardelli and Susan M. Riccardelli,

of Mendon,

Worcester County, Massachusetts

in consideration of One Hundred Twenty-Five Thousand Five Hundred Ten and No/100 (\$125,510.00) Dollars

grant to Thomas R. Belland and Debra A. Frost, as joint tenants

*of 12 Northbridge Rd., Mendon, MA*

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with quitclaim covenants

~~XXXXXXXXXX~~

Property Location: 12 Northbridge Road, Mendon, Massachusetts

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, 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 restriction: 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 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 25 feet from the southerly line of said Northbridge Road. Being the same premises conveyed to Paul M. Riccardelli and Susan M. Riccardelli by deed of Paul M. Riccardelli dated February 1, 1988 and recorded with the Worcester District Registry of Deeds, Book 11138, Page 170.

Executed as a sealed instrument this

*26<sup>th</sup>* day of *August* 1992

*Paul M. Riccardelli*

Paul M. Riccardelli

*Susan M. Riccardelli*

Susan M. Riccardelli

The Commonwealth of Massachusetts

Worcester ss.

*August 26,* 1992

Then personally appeared the above named Paul M. Riccardelli and Susan M. Riccardelli

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*Gerald E. Shugrue*  
Gerald E. Shugrue

Notary Public

My commission expires January 29, 1999

ATTEST: WORC., Anthony J. Vigliotti, Register

July 20 11 07 AM '92