

Thomas R. Belland and Debra A. Frost

of Mendon, Worcester

County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of less than \$1.00

grant to Thomas R. Belland

of 12 Northbridge Road, Mendon, Massachusetts

with quitclaim covenants

the land in

[Description and encumbrances, if any]

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 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 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.

For mortgagor's title, see Deed of Paul M. Riccardelli and Susan M. Riccardelli recorded with Worcester District Registry of Deeds in Book 14458, Page 93.

12 NORTHBRIDGE RD, MENDON

94 FEB 22 PM 3:44

Witness our hands and seals this 17th day of February, 1994

Thomas R. Belland

Debra A. Frost

The Commonwealth of Massachusetts

Norfolk ss.

February 24 1994

Then personally appeared the above named Thomas R. Belland and Debra A. Frost

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

Return TO: Thomas R. Belland
12 Northbridge Road
Mendon, MA 01756

William D. Sack Notary Public - Justice of the Peace

My commission expires 5-1 1998

(*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