

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

051

We, Gioachino F. DeLuca and Agnes C. DeLuca of 49 George Street, Mendon, Massachusetts, for consideration paid, and in full consideration of ONE HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS (\$138,500.00)

grant to Charles D. Tatro and Frances M. S. Tatro, husband and wife, as tenants by the entirety of 49 George Street, Mendon, Worcester County, MA with quitclaim covenants the following property in Mendon, Worcester, Massachusetts.

[Description and encumbrances, if any]

The land with the building(s) thereon, now known as and numbered 49 George Street, Mendon, Worcester County, Massachusetts and being more particularly bounded and described as follows, to wit:

Beginning at the southwesterly corner of the granted premises at a drill hole in wall at said Street at land of one P. Cox; which drill hole is 704 feet more or less northeasterly of a granite post at the junction of George Street and Neck Hill Road; thence N. 35 degrees E. 100 feet by said stone wall at said George Street to a drill hole in the wall; thence S. 55 degrees E. by land of one Crooker 150 feet to an iron pin; thence continuing the same course by land now or formerly of one Pond 150 feet more or less to an iron pin; thence S. 35 degrees W. by said last mentioned land 110 feet more or less to an iron pipe; thence N. 53 degrees W. by land of one R. Phipps 150 feet more or less to an iron pipe; thence continuing the same course by said Cox land 150 feet more or less to the point of beginning.

Meaning and Intending to convey and hereby conveying the same and all the same premises as were conveyed to by two deeds of Arthur V. Pond et al; dated January 28, 1960 and June 14, 1960 recorded with the Worcester Registry District Deeds, Book 4090, Page 243, and Book 4151, Page 74, respectively.

For our title, see deed recorded with said deeds at Book 4335, Page 482.

Witness my/our hand(s) and seal(s) this 31st day of August, 1995.

Gioachino F. DeLuca

Agnes C. DeLuca

6336A140 14:07 EXCISE TAX 631.56 CASH 631.56 08/31/95 CANCELLED DEEDS REC 20 WORCESTER

PROPERTY ADDRESS: 49 GEORGE STREET, MENDON, MA 01756

Commonwealth of Massachusetts

Norfolk, ss: August 31, 1995

Then personally appeared the above-named Gioachino F. DeLuca and Agnes C. DeLuca and acknowledged the foregoing instrument to be his/her/their free act and deed before me

Notary Public: Brian David Brown My Commission Expires: 1/ 5/01

Saevitz & Brown, P.C. Attorneys at Law Two Sun Life Executive Park Wellesley Hills, MA 02181

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ATTEST: WORC. Anthony J. Viallanti, Registrar