



2012 00074256

Bk: 49194 Pg: 339

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CONFIRMATORY DEED

I, **IAN E. DAVIES**, of 38 Cottage Street, Natick, Middlesex County, Massachusetts 01760 for consideration paid and in full consideration of One (\$1.00) Dollar and other valuable consideration

GRANT TO

149 Uxbridge Family Limited Partnership, a Family Limited Partnership of 38 Cottage Street, Natick, Middlesex County, Massachusetts 01760

With Quitclaim Covenants

A certain tract or parcel of land situated on the northwesterly side of Uxbridge Road in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of the granted premises at a point in the northwesterly location line of said Road, at a point in a stone wall and at land of one Smith;

THENCE southwesterly by the northwesterly location line of said Road, 271 feet, more or less, to a point;

THENCE N. 27° 21' W., by land now or formerly of one Fantini, 320 feet, more or less, to a point in the Mendon-Uxbridge Town line;

THENCE N. 0° 31' W., by said Town Line, 278 feet to a point on a stone wall;

THENCE N. 87° 46' E., by said stone wall, 257.10 feet to the corner of stone walls;

THENCE S. 16° 14' E., 147.75 feet to a point; and

THENCE S 17° 19' E., 310.70 feet to the point of beginning, the last two course bounding by a stone wall and said Smith land.

Containing 3.62 acres, more or less.

Said premises are shown on plan entitled "Land of Severio Fantini, *et ux*, Mendon, Mass. November 18, 1967 John R. Andrews, Jr., Surveyor," recorded with Worcester District Registry of Deeds, Plan Book 314, Plan 35.

Together with a drainage easement reserved in a Deed dated October 21, 1993 and recorded in Book 16218, Page 315.

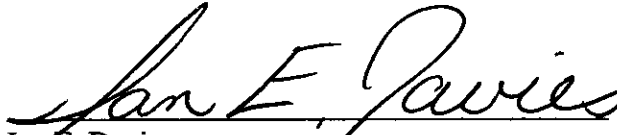
For Grantor's title see *Quitclaim Deed* recorded at Worcester District Registry of Deeds at Book 45180 dated November 27, 2009, Page 7.

LOCUS: 149 Uxbridge Road, Mendon, MA 01756

(2) C17

The purpose of this *Confirmatory Deed* is to confirm that particular *Quitclaim Deed* recorded at Worcester District Registry of Deeds at Book 48320, Page 299 dated December 19, 2011 and, in particular, to correctly name Grantee as **149 Uxbridge Family Limited Partnership**.

WITNESS my hand and seal this 22nd day of June, 2012.

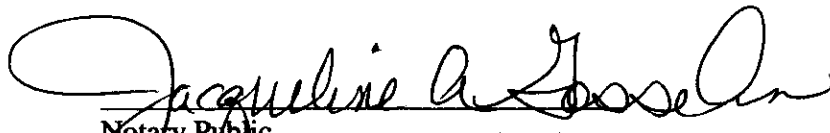

Ian E. Davies

Commonwealth of Massachusetts

Suffolk, ss.

On this 22nd day of June, 2012, then personally appeared the above-named **IAN E. DAVIES** who satisfactorily proved to be the person whose name is subscribed to the foregoing instrument through identification shown as follows: Massachusetts Driver's License that he executed the same for the purposes therein contained as his free act and deed, before me




Notary Public
My Commission Expires: 2/6/15

RETURN TO:

Law Offices Of
Amaral & Associates, P.C.
246 Revere Street
Winthrop, MA 02152-1072