

I, Patricia A. Terrell f/k/a Patricia A. Shea

of Dover Worcester County, Massachusetts,

in consideration of One Hundred Forty Five Thousand Dollars (\$145,000.00)

grant to Vito Fintzel and Christine M. Fintzel

WITNESSES BY ME INDIVIDUALLY / *FOURTH + SIXTH PT*

20 Blackstone Street
of Mendon, MA

with quitclaim covenants

~~the location:~~

TRACT I : The land in Mendon, Worcester County, Massachusetts with the buildings thereon on the Southeasterly side of said Blackstone Street at land of Merton F. & Janet L. Barrows; thence

SOUTH 52° East by a stone wall at said Barrow land, Two Hundred (200) feet to a point; thence
NORTH 23° East One Hundred fifty (150) feet by land of Vanderlinde and Waite to a point; thence
NORTH 52° West still by said last mentioned land, two hundred (200) feet to the Southeasterly side of Blackstone Street; thence
SOUTH 23° West One Hundred fifty (150) feet by the Southeasterly side of Blackstone Street to the point of beginning.

Containing 30,000 square feet of land, more or less.

EXCEPT water rights referred to in deed from Gaskill to Taft as recited in Book 2273, Page 403.

EXCEPT any rights of American Tel & Tel Co., or New England Tel & Tel Co., to construct, operate and maintain its lines over the granted premises if any such exist (See Book 2273, Page 403)

TRACT II : The land in said Mendon situated on the Southeasterly side of Blackstone Street, bounded and described as follows:

Beginning at the Southeasterly side of Blackstone Street at land of the said James W. Waite et ux; thence

SOUTH 52° East by other land of said Waite, Two hundred (200) feet to remaining land of Evert Vanderlinde et al; thence
NORTH 23° East by said remaining land of partnership, twenty-five (25) feet to a point; thence
NORTH 52° West, Two Hundred (200) feet to said Blackstone Street; thence
SOUTH 23° West, Twenty-five (25) feet to the point of beginning.

TRACT III : That parcel of land in Mendon on the Easterly side of Blackstone Street, a public way in Mendon, Worcester County, Massachusetts, being more particularly bounded and described as follows:

Beginning at a point at the Northeasterly corner of the granted premises; thence

SOUTH 52° East, Sixty-seven (67) feet along land now or formerly of Nancy B. Nichols to a point; thence
SOUTH 23° West, One hundred seventy-five (175) feet along land of said Nichols to a point; thence

PROPERTY ADDRESS: 20 Blackstone Street, Mendon, MA 01756

JAN 25 11 39 AM '90

NORTH 52° West, Sixty-seven (67) feet along land now or formerly of Janet L. and Merton F. Barrows; thence

NORTH 23° East, One hundred Seventy-five (175) feet along land of Shea to the point of beginning

SAID TRACT III being parcel 4 containing an area of 11,325 square feet more or less, on a Plan entitled "Compiled Plan of Land in Mendon, Mass., Property of Evert VanderLinde, Scale: 100 feet to an inch, Date: January 19, 1977, Guerriere & Halnon, Inc, Engineering and Land Surveying, 326 West Street, Milford, Mass.," filed with the Worcester District Registry of Deeds, Plan Book 434, Plan 9.

BEING the same premises conveyed to the grantor by deed of Edward C. Shea and Patricia A. Shea recorded with the Worcester District Registry of Deeds on February 26, 1980 in Book 6931, Page 1.

DEEDS REG 20
WORCESTER

01/25/90

TAC# 43811

TAX 661.20
CASH 661.20

5063A140 11:29
EXCISE TAX

Executed as a sealed instrument this 24th day of January 19 90

Patricia A. Terrell
Patricia A. Terrell

The Commonwealth of Massachusetts

Worcester

ss.

January 24 19 90

Then personally appeared the above named Patricia A. Terrell

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

Before me,
Philip D. O'Connell, Jr.

Philip D. O'Connell, Jr.
Notary Public - State of Massachusetts

My commission expires September 24 1993

ATTEST: WORC., Anthony J. Vigliotti, Register