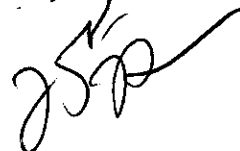


Return to:
Parker Grant
20 Blackstone St.
Mendon, MA 01756

111354

DEED



We, VITO FINTZEL and CHRISTINE M. FINTZEL, husband and wife, of Mendon, Worcester County, Massachusetts, for consideration paid and in full consideration of One Hundred Fifty-Five Thousand (\$155,000.00) Dollars grant to:

PARKER A. GRANT^{Jr.} and TRACY^{M.} GRANT, husband and wife, as tenants by the entirety of 20 Blackstone Street, Mendon, Massachusetts with QUITCLAIM COVENANTS

Three (3) tracts or parcels of land described as follows:

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

Property Address: 20 Blackstone Street, Mendon, MA 01756

95 DEC -1 AM 11:59

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; thence

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 grantors by deed of Patricia A. Terrell f/k/a Patricia A. Shea dated January 24, 1990, and recorded with the Worcester District Registry of Deeds in Book 12591 Page 364.

WITNESS OUR HANDS AND SEALS THIS 30th DAY OF NOVEMBER, 1995.


VITO FINTZEL


CHRISTINE M. FINTZEL

DEEDS REG 20
WORCESTER

12/01/95


706.80
TAX
CASH
706.80
9506A140 12:44
EXCISE TAX

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 30, 1995

Then personally appeared the above named Vito Fintzel and Christine M. Fintzel and acknowledged the foregoing instrument to be their free act and deed, before me



WILLIAM D. JACK, Notary Public
My commission expires: 5/1/98

dnk/524

ATTEST: WORC. Anthony J. Vigliotti, Register