



Bk: 45426 Pg: 1

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QUITCLAIM DEED

We, **FULVIO GIANNOZZI** and **ROBYN GIARIA GIANNOZZI**, both of 97 Hartford Avenue East, Mendon, Worcester County, Massachusetts 01756

in consideration of less than One Hundred and no/100 Dollars (100.00) and in accordance with the order of the Worcester County Probate and Family Court, docket no. W)09D2055DR (see Exhibit "F" of the Separation Agreement dated, executed and filed on October 9, 2009),

grant to **ROBYN GIARLA GIANNOZZI** of 97 Hartford Avenue East, Mendon, Worcester County, Massachusetts 01756

with quitclaim covenants

A certain parcel of land with the buildings thereon, situated on the southerly side of Hartford Avenue in said Mendon, and being more particularly bounded and described as follows:

Beginning at an iron pipe in the ground at the northeasterly corner of the granted premises on the southerly side of said Hartford Avenue at land now or formerly of one Romanovich, said iron pipe being 131 feet westerly of an old stone wall at land formerly of one Gaskill,

THENCE S. 3° E. by said last mentioned land, 200 feet, more or less, to an iron pipe in the ground;

THENCE westerly by said last mentioned land, 90 feet, more or less, to an iron pipe in the ground;

THENCE continuing the same course westerly to land now or formerly of one Rosenfeld;

THENCE N. 12° E., by said last mentioned land to the southerly side of Hartford Avenue;

THENCE easterly by the southerly side of said Hartford Avenue, 46.5 feet, More or less, to an iron pipe; and

THENCE continuing easterly by the southerly side of said Hartford Avenue, 90 feet, more or less, to the iron pipe at the point of beginning.

For our title, see Deed dated August 24, 1995 to Fulvio Giannozzi and Robyn Giaria Giannozzi from Gerard P. Conti and Annabella D. Conti recorded in the Worcester District Registry of Deeds in Book 17267, Page 187.

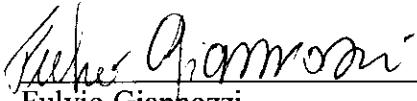
Said conveyance is subject to a mortgage to First Eastern Mortgage Corporation, which mortgage Grantee assumes and agrees to pay.


Property Address: 97 Hartford Avenue East, Mendon, MA

ENV: WOZNIAK LAW
159 HARTFORD AVE.
Mendon, MA

Handwritten signature

EXECUTED as a sealed instrument this 9th day of October, 2009.

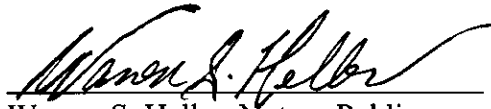

Fulvio Giannozzi


Robyn Giarla Giannozzi

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

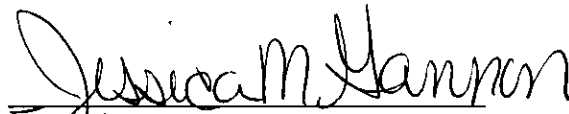
On this 9th day of October, 2009, before me, the undersigned notary public, personally appeared **Fulvio Giannozzi**, who proved to me through satisfactory evidence of identification, which was a photographic identification with signature issued by a federal or state governmental agency, and personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and he acknowledged to me that he signed it voluntarily for its stated purpose.


Warren S. Heller, Notary Public
My Commission Expires: 12/19/2014

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 9th day of October, 2009, before me, the undersigned notary public, personally appeared **Robyn Giarla Giannozzi**, who proved to me through satisfactory evidence of identification, which was a photographic identification with signature issued by a federal or state governmental agency, and personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and she acknowledged to me that she signed it voluntarily for its stated purpose.


Jessica M. Gannon Notary Public
My Commission Expires: 9/30/16