

SUTFOL AUTO SALES, INC.

a corporation duly established under the laws of Massachusetts
and having its usual place of business at 20 Cape Road, Mendon,
Worcester County, Massachusetts

for consideration paid, and in full consideration of \$101.00

grants to ROBERT W. LOFTUS, JR.

of 18 Cape Road, Mendon, with quitclaim covenants
Worcester County, Massachusetts

~~the land~~

(Description and encumbrances, if any)

the land with the buildings thereon situated in Mendon Worcester County, Massachusetts, bounded and described as follows:

Beginning at a point at Cape Road, a public way in Mendon Worcester County, Massachusetts, at the northwesterly corner of Parcel #2;

THENCE N. 75° 43' 04" E., and bounded northerly by parcel #1, 300 feet to a point being the northeasterly corner of said parcel #2;

THENCE S. 16° 10' 43" E., and bounded easterly by parcel #1, 70 feet to a point being the southeasterly corner of parcel 2;

THENCE S. 76° 51' 50" W., and bounded southerly by land now or formerly of one Eckart and Pepe land 230 feet to a point;

THENCE S. 16° 24' 15" E., and bounded easterly by said Eckart and Pepe land, 6 feet to a point;

THENCE S. 76° 51' 50" W., and bounded southerly by said Eckart and Pepe land 70 feet to a drill hole in a concrete bound at Cape Road, a public way in Mendon, Worcester County, Massachusetts

THENCE N. 16° 24' 15" W., and bounded westerly by said Cape Road, 70 feet to the point of beginning.

Meaning to convey and hereby conveying Parcel #2 as the same is shown on "Plan of Land in Mendon, Mass. Property of Michael J. Magliocca, Scale: 40 feet to an inch Date: November 30, 1976, Guerriere and Halnon, Inc. Engineering and Land Surveying 326 West Street, Milford, Mass.", which plan is duly recorded with Worcester Registry of Deeds in Plan Book 438 as Plan 81.

See Variance granted at a public hearing held September 16, 1976 and filed with the Mendon Town Clerk on November 15, 1976 and recorded as Instrument #23576, IN BOOK 6205 PAGE 317.

Said premises are conveyed subject to a taking by the Commonwealth of Massachusetts for highway purposes and a Deed of Release to said Commonwealth of Massachusetts, recorded with said Deeds, Book 2542, Page 288, and Book 2573, Page 231, respectively.

Being the same premises conveyed to Grantor by Montserrat Associates by deed dated December 17, 1985 and recorded with Worcester Deeds in Book 9156 Page 337.

This conveyance is made in the usual course of business of said corporation and does not constitute a substantial portion of the assets of said corporation.

Conveyance made subject to outstanding mortgage to First Realty Co. of New Brunswick, Ltd., which mortgage is dated December 1985 and recorded with Worcester Deeds in Book 9156, Page 339 and has an approximate balance of \$84,000 which balance grantee assumes and agrees to pay.

Property address: 20 Cape Road, Mendon, Massachusetts 01756.

JUN 27 12 23 PM '89

In witness whereof, the said Sutfol Auto Sales, Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Robert W. Loftus, Jr. its President and Treasurer hereto duly authorized, this 26th day of MAY in the year one thousand nine hundred and eighty nine.

Signed and sealed in presence of

SUTFOL AUTO SALES, INC.

Stephen C. Pisini

by

Robert W. Loftus, Jr. Pres & Treas.
Robert W. Loftus, Jr. President & Treasurer

The Commonwealth of Massachusetts

WORCESTER ss.

MAY 26, 19 89

Then personally appeared the above named Robert W. Loftus, Jr. and acknowledged the foregoing instrument to be the free act and deed of the Sutfol Auto Sales, Inc. before me

Stephen C. Pisini
Stephen C. Pisini Notary Public—Justice of the Peace

My commission expires NOV. 12, 1993

DEEDS REG 20
WORCESTER
06/27/89
TAX 1.14
CASH 1.14
85714440 11:06
EXCISE TAX

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC., Anthony J. Vigliotti, Register