

WE, EDWARD B. MITCHELL and FRANCES F. MITCHELL, husband and wife
of 369 Bates Street, Mendon, Massachusetts County, Massachusetts,
~~being married~~, for consideration paid, and in full consideration of Less Than One Hundred Dollars

grants to FMF REALTY TRUST
of 369 Bates Street, Mendon, Massachusetts with quitclaim covenants
~~therein~~

369 Bates Street, Mendon, MA.

[Description and encumbrances, if any]

A certain parcel of land situated on the easterly and northeasterly side of Bates Street in the Town of Mendon, Commonwealth of Massachusetts, County of Worcester, and bounded and described as follows:

Beginning at a point on the northeasterly side of said Bates Street which point is the southwesterly corner of land now or formerly of Carlo and Ida Molinari and being the most southerly corner of the parcel hereby described:

- THENCE running N. 42° 46' West, 199.05 feet to a point of curve;
- THENCE Northerly on a curved line having a 380.70 feet radius, 319.70 to a point of tangent;
- THENCE N. 5° 26' East, 59.91 feet, the last three lines bounding on aforesaid Bates Street;
- THENCE S. 75° 05' East with land now or formerly of Florence Tancrell, 353.82 feet to the aforesaid Molinari land;
- THENCE S. 15° 28' W. with said Molinari land and following a stone wall, 423.78 feet to the point of beginning.

Containing 2.37 acres.

Being all and the same premises conveyed by deed of Pacifico M. Decapua dated January 31, 1984 and recorded with Worcester District Registry of Deeds in Book 8071. Page 354.

Witness this hand and seal this 31st day of December 1984

..... Edward B. Mitchell
..... Frances F. Mitchell
.....

The Commonwealth of Massachusetts

Worcester ss. December 31, 1984

Then personally appeared the above named
and acknowledged the foregoing instrument to be

free act and deed before me

Joseph M. Fabbrico
Joseph M. Fabbrico Notary Public—Justice of the Peace
My commission expires November 8, 1985

(*Individual — Joint Tenants — Tenants in Common.)

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 grantor and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if any 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.

Recorded DEC 31 1984 at Worcester

