

91473

Handwritten signature/initials

WE, JOSEPH M. FABBRICOTTI and HOLLY C. FABBRICOTTI, husband and wife, both of Mendon, Worcester County, Massachusetts

for the full consideration of ---- \$ 150,000.00 ----- paid

grant to KEVIN FLEMING and KATHLEEN FLEMING, husband and wife as tenants by the entirety, both of 102 Bates Street, Mendon, Worcester County, Massachusetts

with quitclaim covenants

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 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' W., 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' E., 59.91 feet, the last three lines bounding on aforesaid Bates Street;
- THENCE S. 75° 05' E. 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.

Said parcel of land contains 2.37 acres, more or less.

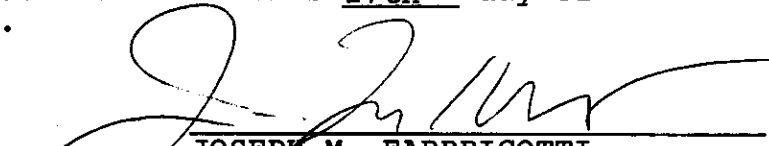
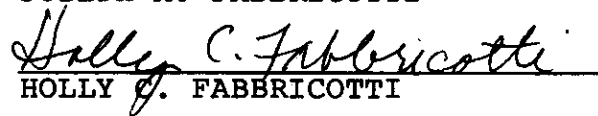
Property Address: 102 Bates St., Mendon, MA

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GATTONI & GATTONI
ATTORNEYS AT LAW
P.O. BOX 94
MILFORD, MA 01757
TEL. (508) 473-2200
FAX (508) 478-5122

For our title see deed of F.M.F. Realty Trust to us dated September 26, 1986, recorded with Worcester District Registry of Deeds in Book 9835, Page 105.

Witness our hands and seals this 27th day of July, 1994.

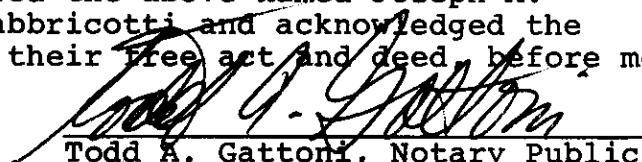

JOSEPH M. FABBRICOTTI

HOLLY C. FABBRICOTTI

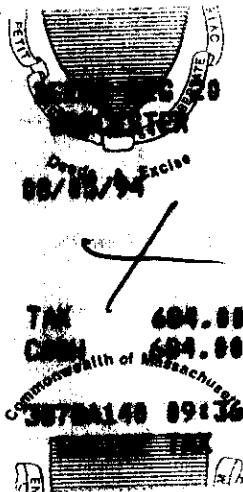
Commonwealth of Massachusetts

Worcester, ss.

July 27, 1994

Then personally appeared the above-named Joseph M. Fabbriotti and Holly C. Fabbriotti and acknowledged the foregoing instrument to be their free act and deed, before me:


Todd A. Gattoni, Notary Public
Commission Expires: May 5, 2000



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ATTEST: WORC. Anthony J. Vigliotti, Register