

BOOK 5449 PAGE 65

I, JAMES S. FERRUCCI,

of Mendon, Worcester County, Massachusetts

~~being~~ for consideration paid, and in full consideration of ONE DOLLAR (\$1.00) -----

grants to JAMES S. FERRUCCI and GEORGIA D. FERRUCCI, husband and wife, as tenants by the entirety, both Of 379 Bellingham Road, Mendon

of said Mendon with quitclaim covenants

the land in said Mendon

(Description and encumbrances, if any)

A certain parcel of land, including all buildings thereon, on the northerly side of the road leading from Bellingham to Mendon, in said Mendon, bounded and described as follows:-

BEGINNING on the northerly side of said road at the southeasterly corner of the premises at land now or formerly of one O'Grady and at a small brook;

THENCE northerly with said small brook and said land of O'Grady to the northwesterly corner of said O'Grady land;

THENCE turning and running easterly with said O'Grady land eighty (80) feet to land now or formerly of one Jackson;

THENCE northerly with said Jackson land and land now or formerly of George R. Whiting to a corner;

THENCE westerly and bounding northerly by said Whiting land to the high water mark of the pond as flowed by the dam at its present height;

THENCE southerly by the high water mark of said pond to a stone wall;

THENCE southerly by said stone wall and continuing in the same direction to the line of the southerly bank extended of the ditch below said dam;

THENCE westerly by the line of the southerly bank extended of said ditch and the southerly bank of said ditch to the east bank of Mill River;

THENCE by the east bank of Mill River in various courses to the said road leading from Bellingham to Mendon;

THENCE easterly by said road leading from Bellingham to Mendon to the point of beginning.

Said premises are conveyed subject to any existing water rights and rights of way of record.

Containing about thirty (30) acres, more or less.

Being the same premises conveyed to James S. Ferrucci and Philomena M. Ferrucci by deed of Sabina C. Bolondz, said deed dated November 13, 1942, and recorded in Worcester District Deeds, Book 2872, Page 451.

EXCEPTING THEREFROM, however, that certain parcel or tract of land with the buildings thereon, situated on the northerly side of Bellingham Road, said Mendon, being the same parcel or tract as shown and described on Plan entitled "Plan of Land in Mendon, Mass. property of James S. Ferrucci and Philomena M. Ferrucci, Scale 1" = 30', October 8, 1969, Schofield Bros., Inc. Registered Land Surveyors 121 East Main Street, Milford, Mass." said Plan filed with Worcester District Deeds in Plan Book 336, Plan 116.

Said excepted parcel or tract of land being more particularly bounded and described as follows:-

"Beginning at an iron pipe set in the ground on the northerly side of Bellingham Road, and running N. 17° 57' 49" E., 238.02 feet as shown on said Plan to a concrete bound at other land of said grantors;

Thence along said other land of grantors, as shown on said Plan, S. 54° 34' 09" E., 270.18 feet to a concrete bound at other land of grantors;

Thence S. 36° 57' 19" W., 177.29 feet, as shown on said Plan, to a concrete bound set in the ground at said Bellingham Road;

Thence N. 68° 58' 11" W., 200.31 feet along said Bellingham Road, as shown on said Plan, to the point of beginning.

Containing about 1.096 acres, more or less.

The grantors reserve the right to maintain pole and overhead wires on and across this parcel as shown on said Plan."

Being all and the same premises conveyed to James A. Ferrucci, by deed of James S. Ferrucci et ux, said deed dated June 15, 1970, and recorded with Worcester District Deeds, Book 5041, Page 38.

See also deed of James A. Ferrucci to James A. Ferrucci et ux, said deed dated February 1, 1972, and recorded with said Deeds, Book 5193, Page 107.

Witness my hand and seal this sixth day of March, 1974

James S. Ferrucci

The Commonwealth of Massachusetts

Worcester, ss.

March 6, 1974

Then personally appeared the above named James S. Ferrucci

and acknowledged the foregoing instrument to be his free act and deed, before me

Anna Berardi O'Brien
Anna Berardi O'Brien,

Notary Public ~~XXXXXXXXXXXX~~

My Commission Expires December 15, 1978

Recorded MAR 8 1974 at 9:17 A h. m. .M.