

James A. Ferrucci also known as

JAMES S. FERRUCCI, JR. of 26 Bellingham Street, Mendon, Massachusetts and  
JOHANNA M. FERRUCCI of 19 Lovell Street, Mendon, Massachusetts

SEX

~~COMMONWEALTH OF MASSACHUSETTS~~

being ~~un~~married, for consideration paid, and in full consideration of less than \$100.00 as provided for in separation agreement and judgement. See Worcester Probate and Family Court See Docket No. 89D1359-D1  
grant to JAMES S. FERRUCCI, JR.

of 26 Bellingham Street, Mendon, Massachusetts with quitclaim ~~recipients~~

~~the land~~

[Description and encumbrances, if any]

A certain parcel of land situated northerly and adjoining said James & Johanna Ferrucci land and being 177 feet more or less northerly of Bellingham Road in the Town of Mendon in the County of Worcester, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a drill hole in a concrete bound at the northeasterly corner of said James & Johanna Ferrucci land; thence  
N. 53° 03' 26" W. a distance of 270.18 feet along said James & Johanna Ferrucci land to a drill hole in a concrete bound at land of James S. & Georgia O. Ferrucci; thence  
N. 19° 28' 32" E. a distance of 52.40 feet to a point; thence  
S. 53° 03' 26" E. a distance of 287.24 feet to a point; thence  
S. 38° 28' 02" W. a distance of 50.00 feet to the point of beginning, the previous three courses bounding on said James & Georgia O. Ferrucci land.

The above described parcel of land contains an area of 13,930 square feet more or less and is more particularly shown as Parcel B on a plan entitled: "Plan of Land in Mendon, Mass. Property of: James S. & Georgia O. Ferrucci Scale: 30 Feet = an Inch, Date: July 12, 1982, Guerriere & Halnon, Inc., Engineering and Land Surveying", which plan is recorded in Plan Book 503, Page 62.

Meaning and intending to convey a portion of that property, as shown on the aforesaid plan, recorded in the Worcester District Registry of Deeds, Book 7666, Page 102.

26 Bellingham Street, Mendon

FEB 25 3 08 PM '91

Witness my hand and seal this 21st day of February, 1991.

*Johanna M. Ferrucci*  
Johanna M. Ferrucci  
*James S. Ferrucci, Jr.*  
James S. Ferrucci, Jr.

The Commonwealth of Massachusetts

Worcester, ss.

February 21, 1991

Then personally appeared the above named Johanna M. Ferrucci and James S. Ferrucci, Jr. and acknowledged the foregoing instrument to be her free act and deed before me

*Patricia C. Shale - Lerman*  
Notary Public — Justice of the Peace

My commission expires 12/19 1991

(\*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 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