

67288

Quitclaim Deed

255

I, **LOUISE C. WALENTY** of 45 Cape Road, Mendon, Worcester County, Massachusetts

in consideration of **FIFTY FIVE DOLLARS (\$55,000.00)**, paid

grant(s) to **MICHAEL A. GIAMPIETRO, TRUSTEE OF M & C REALTY TRUST** UDT dated January 27, 1987, recorded with said Worcester District Registry of Deeds in Book 10174, Page 12, of 12 Lawrence Street, Milford, Worcester County, Massachusetts,

with **quitclaim covenants**

A certain parcel of land situated on the northeasterly side of Bellingham Road in Mendon, Worcester County, Massachusetts, and being shown as Lot No. 8 on plan entitled "Plan of Land in Mendon, Mass., Property of Carboni Realty Trust, Scale: 1" = 40', July 28, 1964 Schofield Brothers, Reg. Land Surveyors, 48 Park Street, Framingham, Massachusetts, 121 East Main Street, Milford, Mass.," said plan being filed with Worcester District Registry of Deeds, Plan Book 283, Plan 28, and being more particularly bounded and described as follows:

Beginning at the southwesterly corner of the granted premises in the line of said Bellingham Road;

THENCE running N. 23° 47' 28" W., along said Bellingham Road, 120.00 feet to a point, thence turning a radius of 30.00, a distance of 47.12 feet to a point in the southwesterly line of a proposed way;

THENCE running N. 66° 12' 32" E., 170 feet to a point;

THENCE running S. 31° 03' 18" E., 143.90 feet along land of Carboni Realty Trust to a point;

THENCE running S. 64° 17' 58" W., 217.70 feet to the point of beginning.

Containing 30,440 square feet as shown on said plan.

This property is conveyed subject to an Order of Conditions issued by the Mendon Conservation Commission recorded in Worcester District Registry of Deeds in Book 19741, Page 198.

RETURN TO:

RICHARD A. VILANI, ESQ.

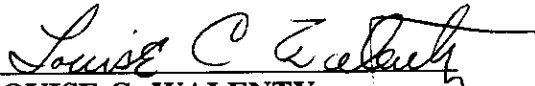
P.O. Box 326

MILFORD, MA. 01757

98 MAY 19 PM 2:01

Being the same and all the same premises as were conveyed to me and my late husband, Edward E. Walenty, by Deed of Alfred E. Carboni, Trustee dated October 22, 1969, recorded in Worcester District Registry of Deeds in Book 4276, Page 433.

Executed as a sealed instrument this 19th day of May, 1998.

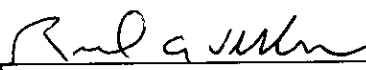

LOUISE C. WALENTY

Commonwealth of Massachusetts

Worcester, ss

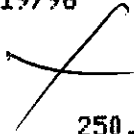
May 19, 1998

Then personally appeared the above-named Louise C. Walenty and acknowledged the foregoing instrument to be her free act and deed before me


Richard A. Villani
Notary Public
My commission expires : 7/31/2003

DEEDS REG 20
WORCESTER

05/19/98


TAX 250.80
CASH 250.80

1107A140 12:46
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register