

Property Address: 56 Bellingham Road, Mendon, MA 01757

Quitclaim Deed

25

I, **MICHAEL A. GIAMPIETRO, TRUSTEE OF M & C REALTY TRUST,**
UDT dated January 27, 1987, recorded with Worcester District Registry of Deeds
in Book 10174, Page 12, of Milford, Worcester County, Massachusetts

in consideration of **ONE HUNDRED EIGHTY NINE THOUSAND NINE
HUNDRED DOLLARS (\$189,900.00), paid**

grant to **GREGG W. CONSIGLI and KERI MINICHIELLO**, as joint tenants,
both of 56 Bellingham Road, Mendon, Worcester County, Massachusetts 01756

with **quitclaim covenants**

A certain parcel of land, with the buildings thereon, 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.~~

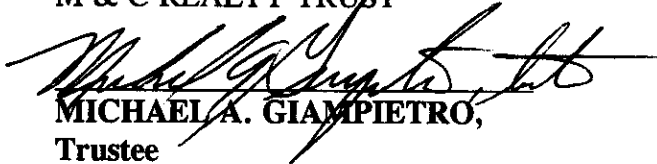
Hold: Return to:
Consigli and Brucato, PC
200 MAIN ST
PO BOX 120
MILFORD, MA
01757

98 OCT -5 PM 2:28

Being the same and all the same premises as were conveyed to Michael A. Giampietro, Trustee of M&C Realty Trust of Milford UDT dated January 27, 1987, recorded in Worcester District Registry of Deeds in Book 10174, Page 12 by Deed of Louise C. Walenty dated May 19, 1998, recorded in said Deeds in Book 19959, Page 361.

Executed as a sealed instrument this 1st day of October 1998.

M & C REALTY TRUST


MICHAEL A. GIAMPIETRO,
Trustee

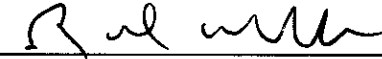
Commonwealth of Massachusetts

Worcester, ss

October 1, 1998

Then personally appeared the above-named Michael A. Giampietro and acknowledged the foregoing instrument to be his free act and deed

before me


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

DEEDS REG 20
WORCESTER

10/05/98

TAX 865.95
CASH 865.95

7998A140 13:14
EXCISE TAX

ATTEST: WORC. Anthony J. Vigliotti, Register