

142397

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QUITCLAIM DEED

I, Joseph M. Taxiera of Northborough, Worcester County, Massachusetts, for consideration paid and in full consideration of Four Hundred Thirty Thousand (\$430,000) Dollars, grant to Mark L. Juliano of 20 Foxrun Road, Wrentham, Massachusetts, with quitclaim covenants, a certain tract or parcel of land situated on the southeasterly side of Milford Street in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

Beginning at the most northerly corner of the premises at a survey marker in the southeasterly line of said Street and at land now or formerly of Manuel G. Taxiera, Jr., et ux., which marker is 44.09 feet S. 37° 34' 13" W. from a plug in a stone bound,

Thence S. 49° 38' 19" E. by last mentioned land 524.10 feet to a survey marker;

Thence S. 40° 22' 03" W., 24.13 feet;

Thence S 15° 22' 53" W., 35.39 feet;

Thence S. 07° 42' 58" W., 55.50 feet to a drill hole at the corner of stone walls;

Thence S. 39° 55' 00" W., 155.31 feet to a drill hole in a stone wall;

Thence S. 46° 27' 04" W., 50.84 feet to a drill hole at the intersection of stone walls;

Thence S. 47° 40' 29" W., 36.53 feet to a drill hole in a stone wall, the last six courses bounding by land of one Rosetti;

Thence N. 51° 01' 56" W., 95.89 feet to a drill hole in a stone wall;

Thence N. 55° 14' 14" W., 125.01 feet to a drill hole in a stone wall;

Thence N. 51° 48' 28" W., 88.48 feet to a drill hole in a stone wall;

Thence N. 55° 50' 57" W., 69.12 feet to a drill hole in a stone wall;

Thence N. 45° 53' 26" W., 165.56 feet to a stake in the southeasterly line of said Street, which stake is 4.79 feet distant S. 45° 53' 26" E. from a stone bound;

Thence N 37° 34' 13" E. by the southeasterly line of said Street, 360.00 feet to the point of beginning.

Property address: 47 Milford Street, Mendon, MA
Please return to: Raymond M. Mastroianni, Esquire, 3 Fayette Street, Milford, MA 01757

47 Milford St, Mendon

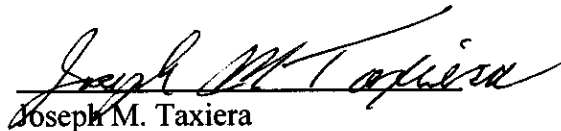
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Subject to an easement by Paul Bracci to Commonwealth of Massachusetts by instrument dated March 27, 1922 and recorded with Worcester District Deeds, Book 2267, Page 336, an easement by Leopoldo Bracci et ux to New England Power Construction Company dated May 1, 1929, recorded with said Deeds, Book 2496, Page 5, and easements created under Clauses 1, 2 and 3 of the will of Giuditta Bracci, Worcester County Probate Court Case No. 156179, so far as now in force or applicable.

The above premises are shown on Subdivision Plan of Land in Mendon, Mass. Property of Manuel G. Taxiera, Jr. Scale 1"= 40' May 26, 1969 Schofield Brothers, Inc., Registered Land Surveyors, 121 East Main Street, Milford, Mass. Offices in Framingham, Milford & Nantucket, recorded with said Deeds, Plan Book 334, Plan 29.

Being the same premises conveyed to grantor by deed of Ruth J. Taxiera dated March 5, 1976 and recorded in the Worcester District Registry of Deeds, Book 5898, Page 330.

Witness my hand and seal this 17 day of November, 2000.


Joseph M. Taxiera

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 17 day of November, 2000, before me personally appeared Joseph M. Taxiera and acknowledged the foregoing to be his free act and deed.


George L. Dresser, Notary Public
My Commission Expires: 1/20/2006



Worcester
Deeds Recd 20
Worcester
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FEE \$19.60.80
CASH \$19.60.80

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ATTEST: WORC. Anthony J. Vigliotti, Register