



Bk: 48699 Pg: 187

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QUITCLAIM DEED

I, Mark L. Juliano, of 20 Fox Run Road, Wrentham, Massachusetts

For consideration paid of LESS THAN ONE HUNDRED DOLLARS PAID (\$100.00)

Grant to Louis J. Realty, LLC, 20 Fox Run Road, Wrentham, MA 02039

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 hold 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;

47 Milford St. Mendon

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.

Subject to an easement by Paul Bracci to Commonwealth of Massachusetts by instrument dated March 17, 1922 and recorded with Worcester District Registry of Deeds, Book 2267, Page 336, an easement by Leopoldo Bracci et us 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.

For title see deed recorded in the Worcester District Registry of Deeds in Book 23226, Page 314.

Witness my hand and seal this 7th day of March, 2012.

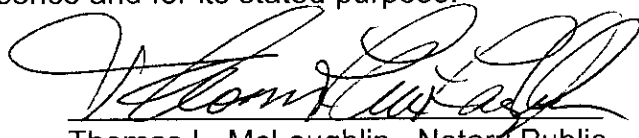

Mark L. Juliano

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

March 7, 2012

On this 7th day of March, 2012 before me, the undersigned notary public, personally appeared Mark L. Juliano and acknowledged the foregoing instrument to be his free act and deed, and proved to me through satisfactory evidence of identification, which were Massachusetts Driver's Licenses to be the person whose name is signed voluntarily on the preceding or attached document in my presence and for its stated purpose.


Thomas L. McLaughlin, Notary Public
My Commission Expires: 3/9/2012



THOMAS L. MCLAUGHLIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 9, 2012

ATTEST: WORC. Anthony J. Vigliotti, Register