2014 00092383
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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/02/2014 11:48 AM
Ctrl# 135604 22772 Doc# 00092383
Fee: $2,644.80 Cons: $580,000.00

QUITCLAIM DEED

Louis J. Realty, LLC, a duly organized Limited Liability Company organized under the laws of the Commonwealth of Massachusetts with a principal address at 52 Carrington Lane, Uxbridge, MA 01569

For consideration paid of FIVE HUNDRED EIGHTY THOUSAND DOLLARS AND 00/100 PAID ($580,000.00)

Grants to Spinney Properties, LLC, a duly organized Limited Liability Company organized under the laws of the Commonwealth of Massachusetts with a principal place of business at 79 Brielle Road, North Grafton, MA.

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;

45 Milford St. Mendon, MA

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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.

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.

This transfer does not constitute a sale of all or substantially all of the assets of the Grantor.

For title see deed recorded in the Worcester District Registry of Deeds in Book 48699 Page 187.

Witness my hand and seal this 1st day of October 2014

Manager

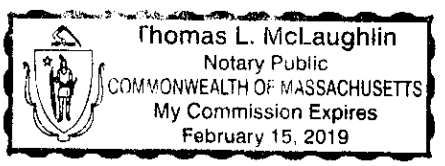
Louis J. Realty, LLC
By: Mark L. Juliano, Manager

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS. October 1, 2014

On this 1st day of October, 2014 before me, the undersigned notary public, personally appeared Mark L. Juliano, Manager of Louis J. Realty, LLC 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: 2/15/2019



ATTEST: WORC. Anthony J. Vigliotti, Register