MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

BOOK 5805 PAGE 155

I, ALFIO A. ROSATI

of Mendon, Worcester County, Massachusetts

~~xxxxxxxxxxxx~~ for consideration paid, and in full consideration of $42,000.00

grants to WILLIAM F. DEARSTYNE and CAROL I. DEARSTYNE, husband and wife as tenants by the entirety, both

of (no number) Hartford Avenue East in said Mendon with quitclaim covenants

the land in said Mendon

(Description and encumbrances, if any)

A certain tract or parcel of land situated on the easterly side of Millville Road in Mendon, Worcester County, Massachusetts, and being shown as Lot 2 on a plan entitled "Plan of Land in Mendon, Mass. Property of - James V. Parente Scale: 1" = 40' February 26, 1973 Guerriere & Halnon, Inc. Engineering and Land Surveying 85 South Bow Street, Milford, Mass. Offices in Millis and Milford, Mass.", said plan filed with Worcester District Registry of Deeds, Plan Book 378, Plan 80, said Lot 2 being a portion of the premises conveyed to Alfio A. Rosati by deed of James V. Parente dated August 19, 1974, recorded with said Deeds, Book 5582, Page 134, and bounded and described as shown on said plan as follows:-

Beginning at an iron pipe on the easterly side of said Millville Road, said pipe being 86.07 feet from a Worcester County Highway Bound and proceeding N. 06° 23' 40" E. along said Millville Road, 150.00 feet to a point, as shown on said plan,

THENCE N. 86° 46' 24" E. along other land of the grantor, 275.00 feet to a point, as shown on said plan;

THENCE S. 03° 13' 36" E. along said other land of the grantor, 144.48 feet to land of Kenneth K. & Doris L. Kollet, as shown on said plan;

THENCE S. 84° 36' 00" W. by land of said Kollet, 300.14 feet to the point of beginning, as shown on said plan.

Said Lot 2 containing an area of 41,654 square feet, according to said plan.

Said premises are hereby conveyed subject to any rights regarding poles and wires of the Worcester Suburban Electric Company acquired under deed of Edward N. Kinsley et al., dated July 6, 1934, recorded with said Deeds, Book 2634, Page 186.

Said premises are conveyed subject to the real estate taxes for the period commencing July 1, 1975, which taxes the grantees hereby assume and agree to pay as part consideration for this deed.

BOOK 5805 PAGE 156

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SEP 26 1975 WORCESTER 056126

COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE
$95.76
SEP 26 '75
P.B. 11033

Witness my hand and seal this twenty-fifth day of September 1975

Alfio A. Rosati

The Commonwealth of Massachusetts

WORCESTER, ss. September 25, 1975

Then personally appeared the above named Alfio A. Rosati

and acknowledged the foregoing instrument to be his free act and deed, before me

Anna Berardi O'Brien Notary Public

My Commission Expires December 15, 1978

Recorded SEP 26 1975 at 1 h. 55 m. P.M.