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Property Address: 42 Milford Street, Mendon, MA. 01756

DEED

We, Enrico H. Ghelli and Patricia Ghelli , Husband and Wife, of 42 Milford Street, Mendon , Worcester County, Massachusetts, for less than one hundred,($100.00), dollars grant to Enrico H. Ghelli and Patricia Ghelli, Trustees of the Ghelli Family Realty Trust, U/D/T dated November 12, 2019 of 42 Milford Street, Mendon, Worcester County Massachusetts,

With quitclaim covenants; the following described property:

PARCEL ONE :

The land and buildings thereon, with an address of 42 Milford Street, Mendon, Worcester County, Massachusetts, on the northerly side of Milford Street in said Mendon bounded and described as follows:

Beginning at a stake and stones; thence N. 47 degrees 43' W. , 421 feet to a stake and stones , bounding on land now or formerly of John J. Harrington; thence S. 44 degrees 15'W. , 132 feet to the end of a wall bounding on land now or formerly Kostanty Soszynski; thence S. 59 degrees 35' E. , to said Milford Street, bounding on land of the heirs of Clarence A. Taft ; thence easterly on said street, 55 feet to the place of beginning.

Being the same premises conveyed to Grantors by deed of Edwin G. O'Grady and Mary Rose O'Grady dated March 12, 1974 and recorded at Worcester District Registry of Deeds at Book 5453 Page 130.

PARCEL TWO :

A certain parcel of land situated off Milford Street, Mendon, Worcester County, Massachusetts, shown as Lot 44A on a Plan of Land entitled : "Plan of Land in Mendon, Mass. Surveyed for Enrico and Patricia Ghelli," which plan is recorded with Worcester District Registry of Deeds , in Plan Book 647, Plan 16, to which plan reference may be made for a more particular description of said Lot 44A.

Said Lot 44A contains an area of 7176 square feet according to said plan.

For title reference see deed of Jacqualine O'Grady also known as Jacqualine E. O'Grady, Robert W. O'Grady , Mildred A. Kampersal, Catherine M. Ghelli and Paticia Ghelli to Grantors, dated August 30, 1991, and recorded at Worcester District Registry of Deeds at Book 13708, Page 256.

Witness our hands and seals this 26th day of November, 2019

Enrico H. Ghelli

Patricia Ghelli

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

Date: November 26, 2019

Then personally appeared before me, the undersigned notary public, Enrico H. Ghelli, having proven his identity to me by Massachusetts drivers license, as the person who signed the preceding or attached document, and stated to me after being duly sworn that he signed it voluntarily and for its stated purpose.

Charles D. Rotondi
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
9/18/2026

Notary Public

My Commission expires: 09/18/2026

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

Date: November 26, 2019

Then personally appeared before me, the undersigned notary public, Patrica Ghelli, having proven her identity to me by Massachusetts drivers license, as the person who signed the preceding or attached document, and stated to me after being duly sworn that she signed it voluntarily and for its stated purpose.

Notary Public

My Commission expires : 09/18/2026

Charles D. Rotondi
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
9/18/2026