



KNOW ALL MEN BY THESE PRESENTS that I, E. JOHN ANASTASI, of Woodstock, CT being married for consideration paid and in full consideration of less than one hundred dollars (\$100.00),

grant to JOSEPH E. ANASTASI of P.O. Box 644, Oxford, MA 01540-0844 with quitclaim covenants,

all my right, title and one-third interest in and to the land with the buildings thereon in said Oxford, Worcester County, Massachusetts in the central part thereof, bounded and described as follows:

BEGINNING at the most easterly corner of the tract to be conveyed at an iron pipe driven in the ground, also being the most southerly corner of land formerly of Frank L. Davidson now or formerly owned by Harry B. and Helen J. Moiles;

THENCE by land of said Moiles N. 55 degrees 43' W. two hundred and thirty-nine and 7/10 (239.7) feet to an iron pipe driven in the ground on the westerly line of land now or formerly of Merton and Florence H. McKinstry;

THENCE by said land now or formerly of Merton D. and Florence H. McKinstry S. 21 degrees 06' W. one hundred and seventy-seven and 6/10 (177.6) feet to an iron pipe driven in the ground on the northerly line of a private road owned now or formerly by Merton D. and Florence H. McKinstry;

THENCE by the northerly line of said road S. 69 degrees 07' E. seventy-five and 1/10 (75.1) feet to an angle in the road and S. 62 degrees 20' E. one hundred and sixty-five (165) feet to an iron pipe driven in the ground at land now or formerly of George A. and Eleanor E. Merriam;

THENCE partly by land of said Merriams and partly by land now or formerly of one Tourtelotte N. 16 degrees 41' E. one hundred and forty-two and 7/10 (142.7) feet to the place of beginning.

CONTAINING 35,727 square feet, more or less. See Plan of Land in Oxford, Mass. owned by John E. and Anne G. Anastasi, surveyed July 30, 1955, by Walter W. Brown, recorded with Worcester District Registry of Deeds in Plan Book 210, Plan 117.

BEING the same premises described in a deed from Anne G. Anastasi to John E. Anastasi (deceased) and Anne G. Anastasi (deceased) dated June 30, 1993 and recorded with Worcester District Registry of Deeds in Book 15334, Page 65. Also being the same premises obtained by Will of John E. Anastasi, Worcester Probate Court Docket No. 98-PR-0309-EP-1.

ALSO CONVEYING a right of way over a forty-foot strip, starting from the southwesterly corner of the land herein conveyed in an easterly direction, and measured parallel to the southerly bound of said land, to the land now or formerly of said George Merriam; thence in a southerly direction by land now or formerly of said George Merriam and Gerald Stackpole et ux to a public way known as West Court.

RETURN TO Joseph Anastasi
Box 644
Oxford MA 01540

Property: 12 McKinstry Drive, Oxford, MA

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