

Druid Hill Est
Rm Acg

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We, Anthony R. Pettinato and Elsie A. Pettinato, husband and wife as tenants by the entirety of Randolph, Norfolk County, Massachusetts ("Grantor"),

for consideration of Two Hundred Ten Thousand Eight Hundred and 00/100 (\$210,800.00) Dollars paid,

grant to George Karakostas and Magaly Karakostas husband and wife as tenants by the entirety of 38 East Druid Hill Avenue, Randolph, Norfolk County, Massachusetts ("Grantee")

with QUITCLAIM COVENANTS,

The land partly in Randolph and partly in Holbrook, Norfolk County, Massachusetts, being a parcel shown on a plan by the Schuyler Clapp Company of Braintree, Massachusetts, dated October 18, 1960, recorded in the Norfolk County Registry of Deeds as Plan No. 1330 of 1960 in Plan Book 210 and bounded and described as follows:

- NORTHWESTERLY: by East Druid Hill Avenue, sixty and 68/100 (60.68) feet;
- NORTHEASTERLY: by land of Gertrude Haines, Westwood Avenue, the Town of Randolph and land now or formerly of Doonan, three hundred and fifty nine (359) feet;
- SOUTHEASTERLY: by said Doonan land, sixty-two and 03/100 (62.03) feet;
- NORTHEASTERLY: again by said Doonan land four hundred and ten and 97/100 (410.97) feet;
- EASTERLY: by land of the N.Y.N.H. & H.R.R. Co. by two courses together measuring two hundred and six (206) feet;
- SOUTHWESTERLY: by land of Violet C. Johnson, four hundred and sixty-four and 79/100 (464.79) feet;
- SOUTHERLY: by said Johnson land two hundred and twenty-three and 23/100 (223.23) feet;
- NORTHWESTERLY: by land of Albert F. Dowd et ux, one hundred and sixty-seven and 70/100 (167.70) feet;
- SOUTHWESTERLY: by land of said Dowd, seventy-five and 79/100 (75.79) feet;
- NORTHWESTERLY: again by said Dowd land, two hundred and forty-five (245) feet;
- SOUTHWESTERLY: again by said Dowd land, thirty-five (35) feet.

38 East Druid Hill Avenue, Randolph, MA 02368

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RECORDS SECTION

BKN 050776066

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Containing four and one-half (4 1/2) Acres of Land, all Cases more particularly shown on said plan.

The aforesaid premises are also shown as 6 lots of land on a plan of land entitled "Definitive Plan of land Lots 1-6 E. Druid Hill Ave. Estates, Randolph & Holbrook, MA." dated May 8, 1989 revised January 7, 1991 and revised April 25, 1991 Norman H. Clapp & Assoc. and recorded in the Norfolk County Registry of Deeds as Plan No. 580 of 1991 in Plan Book 401.

Being the same premises conveyed to us by the Deed of John P. Dryer and Thelma L. Dryer dated November 2, 1960 and recorded in the Norfolk County Registry of Deeds in Book 3857 Page 537.

WITNESS our hands and seals this 9th day of May 1994.

Anthony R. Pettinato
Anthony R. Pettinato

Elsie A. Pettinato
Elsie A. Pettinato

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

May 9, 1994

Then personally appeared the above-named Anthony R. Pettinato and Elsie A. Pettinato and acknowledged the foregoing instrument to be their free act and deed before me,

Charles A. George
Notary Public: Charles A. George
My Commission Expires: November 1, 1996

CANCELLED

MAY 13 1994