

I, Frank R. Phillips, of Mendon, Worcester County, Massachusetts

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See Book 5144
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~~xxx~~ County, Massachusetts

being unmarried, for consideration paid, grant to George W. Gardner and Nettie P. Gardner, husband and wife, as joint tenants, not as tenants by the entirety, and not as tenants in common, both of Hopedale, in said County

with warranty covenants

the land in - [Description and encumbrances, if any]

A certain tract or parcel of land situated on the westerly side of Bates Street and now designated as Massachusetts highway Route No. 140 in said Mendon and being more particularly bounded and described as follows, to wit:-

Beginning at the southeasterly corner of the granted premises on the westerly side of said street and at a stone wall at land of one Boyer, thence S. 87° 34' W. by said stone wall and land of said Boyer, 624.00 feet to a drill hole in said wall; thence N. 5° 34' E. by said Boyer land 122.17 feet to a pile of stones; thence continuing the same course by said Boyer land, 105.84 feet to the end of a wall; and thence continuing the same course by other land of the grantor 189.59 feet to a stake; thence S. 84° 46' E. by other land of the grantor 573.50 feet to a stake on the westerly side of said street; thence southerly in an arc by the westerly side of said street, 39.93 feet to a Massachusetts highway bound; thence S. 2° 00' E. by the westerly side of said street, 129.56 feet to a drill hole in a wall; thence continuing the same course by the westerly side of said street, 167.20 feet to the point of beginning.

For my title see Deed of Lucetta O. Clark to me, dated May 16, 1927, recorded with Worcester District Deeds, Book 2436, Page 541.



~~husband~~
~~wife~~ - of said grantor

~~release to said grantee all rights of tenancy by the curtesy and other interests therein - dower and homestead~~

Witness my hand and seal this eighth day of September 19 47.

Frank R. Phillips

The Commonwealth of Massachusetts

Worcester,

ss.

September 8, 19 47.

Then personally appeared the above named Frank R. Phillips