

We, James M. Clement and Rose M. Clement, husband and wife,

of Mendon, Worcester

County, Massachusetts,

~~being unmarried~~, for consideration paid, grant to Ralph Fantini and Ida Y. Fantini, husband and wife, as tenants by the entirety,

of Milford, Worcester County,

Massachusetts

with quitclaim covenants

the land in said Mendon consisting of two parcels respectively bounded and described as follows:

Parcel 1. A certain parcel of land together with buildings thereon situated on the easterly side of South Main Street in the easterly part of said Mendon, bounded and described as follows:

Beginning at a cherry tree at the Northwesterly corner of the premises and on the Southerly side of a roadway, now or formerly of Maud B. Ripley, thence easterly 388 feet along a wire fence by said roadway to an iron stake at land now or formerly of Maud B. Ripley, thence Southerly 86 feet along said Ripley land at an iron stake in other land now or formerly of Maud B. Ripley, thence Westerly 396 feet along said Ripley land to an oak tree near said South Main Street, thence Northerly 95 feet along said South Main Street to the point of beginning.

Said premises are conveyed subject to a taking by the Commonwealth of Massachusetts for highway purposes by instrument recorded with Worcester District Registry of Deeds in Book 2542, Page 288.

Parcel 2. A certain parcel of land situated in the easterly part of said Mendon bounded and described as follows:

Beginning at a stake and stone in the Southwesterly corner of the granted premises at land now or formerly of W. J. Bullard, thence Easterly 145 feet along a stone wall to an oak tree at land now or formerly of Maud B. Ripley, thence Northerly 222 feet along a barbed wire fence to other land now or formerly of said Maud B. Ripley; thence Westerly 205 feet to an iron stake at land formerly of Charles Hallier; thence Southerly 199 feet more or less along said Hallier land and land now or formerly of Charles F. Leonard et ux, to the point of beginning.

Also the lane leading from the above-mentioned land in a Westerly direction to Woonsocket Road, now called South Main Street, and bounded on the South by the above described land and land now or formerly of Charles Hallier, and bounded on the North by land now or formerly of Giuseppe Fiori. Subject to the right to pass and repass over the aforesaid with teams, cattle, etc. by the said Maud B. Ripley, her heirs and assigns, if any right now exists.

Being the same premises conveyed to us by deed of Henry D. Ahronian dated August 24, 1954, recorded with Worcester District Registry of Deeds in Book 3614, Page 502.

Said premises are conveyed subject to a first mortgage held by the Medway Savings Bank which the grantees assume and agree to pay as part of the consideration of this conveyance.

Consideration for this conveyance such that no United States Revenue Stamps or Massachusetts Document Stamps are necessary.