

*See Plan
Book 326
Plan 53*

formerly Eleanor M. Warren

I, ELEANOR M. (~~WARREN~~) LEDUC, being married, of Uxbridge, Worcester County, Massachusetts, for consideration paid, grant to DAVID DENENBERG, JR. AND ROBINNE C. DENENBERG, husband and wife, as tenants by the entirety, of Alden in the State of New York, with QUITCLAIM COVENANTS, a certain tract or parcel of land, including all buildings thereon, located in Mendon on the Southeasterly side of George Street, so-called, and described as follows:

BEGINNING at the Northwesterly corner of the granted premises at a drill hole set in a stone wall, which point is the Northeasterly corner of premises now or formerly of the Old Friends Cemetery;

THENCE N. 43° 53' 03" E. 103.38 feet to a point;

THENCE N. 42° 12' 48" E. 104.02 feet to a point;

THENCE N. 36° 56' 26" E. 96.26 feet to a point at end of stone wall;

THENCE N. 50° 27' 09" E. by said stone wall 24.66 feet to a point on wall;

THENCE By said stone wall N. 70° 41' 07" E. 18.76 feet to a drill hole set in corner of wall;

Each of the five foregoing courses being along the Southeasterly side of George Street;

THENCE S. 26° 16' 52" E. by a stone wall 220.63 feet to a drill hole set in the end of a wall;

THENCE S. 37° 22' 56" W. 67.27 feet to a stake;

THENCE S. 50° 49' 00" W. 170.27 feet to a drill hole set in wall;

The last two courses being bounded by land this day conveyed to Edmund A. Warren, Jr.

THENCE N. 56° 01' 47" W. 194.11 feet by a stone wall and premises owned by the Old Friends Cemetery to the point of beginning.

The foregoing parcel contains 1 Acre and 16,563 square feet and is shown and set forth as Lot "A" on Plan of Lots in Mendon, Mass., Eleanor A. Warren, March 10, 1969, Bowie Engineering Co., Civil Engineers, 707 Main Street, Millis, Mass., which Plan is to be recorded in the Worcester District Registry of Deeds herewith.

Meaning and intending to hereby convey any and all the same premises set forth as Parcel 1 in deed of Chester O. Avery and Alice A. Avery to Edmund A. Warren and Eleanor M. Warren dated October 23, 1958 and recorded in Worcester District Registry of Deeds, Book 3980, Page 487, however the same may be described therein.

Grantees assume and agree to pay the municipal taxes for the year 1969.

WITNESS my hand and seal this 25th day of April, 1969.

[Signature]

Eleanor M. (Warren) Leduc

COMMONWEALTH OF MASSACHUSETTS

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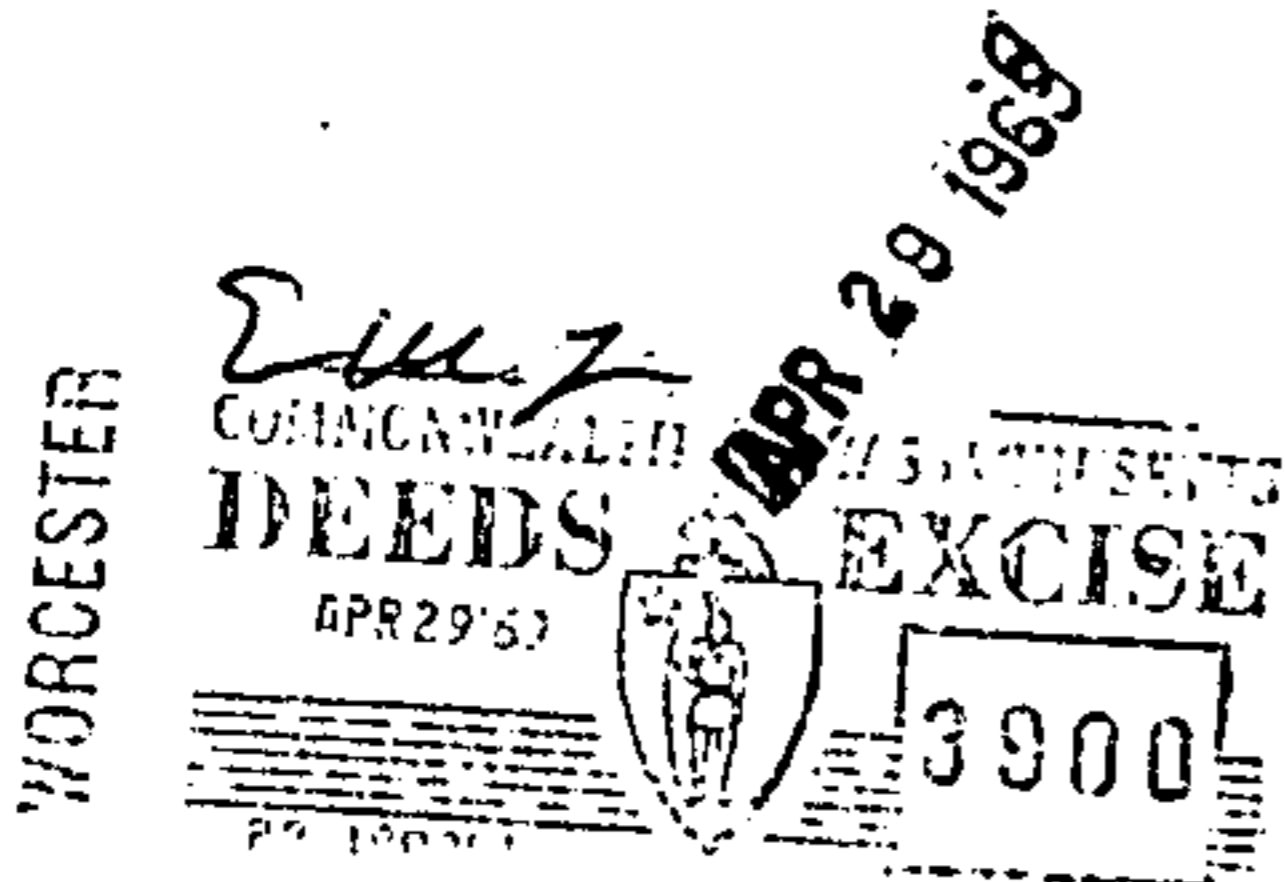
WORCESTER, ss.

April 25, 1969

Then personally appeared the above named Eleanor M. (Warren) Leduc and acknowledged the foregoing instrument to be her free act and deed, before me.

Shelley D. Vincent

Shelley D. Vincent, Notary Public
My commission expires: June 15, 1973



Recorded April 29, 1969 at 2h. 29m. P. M.

■ END OF INSTRUMENT ■

Know all men by these presents,

that the Grafton Co-operative Bank of Grafton, Mass., the mortgagee named in a certain mortgage given by Eldon D. Pond and Henrietta D. Pond to Grafton Co-operative Bank.

Dated November 5, A. D. 1963 and recorded with Worcester District Registry of Deeds Lib. 4422, Fol. 205, hereby acknowledges that it has received full payment and satisfaction of the same, and in consideration thereof it hereby cancels and discharges said mortgage.

In witness whereof, the said Grafton Co-operative Bank has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Armand H. Lapierre its Treasurer, this Twenty-fourth day of April, A. D. 1969

Signed and sealed in presence of

Grafton Co-operative Bank

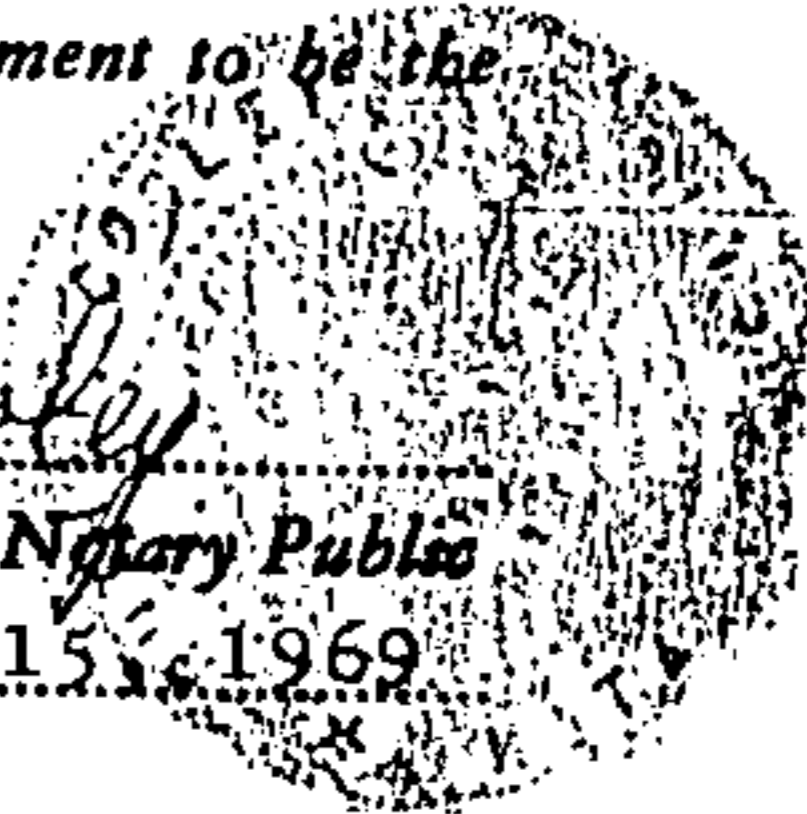


By *Armand H. Lapierre* Treasurer.

Commonwealth of Massachusetts

Worcester ss. April 24, 1969. Then personally appeared the above named Armand H. Lapierre and acknowledged the foregoing instrument to be the free act and deed of the Grafton Co-operative Bank before me—

Ruth F. Cooley
Ruth F. Cooley Notary Public
My commission expires November 15, 1969



Recorded April 29, 1969 at 2h. 29m. P. M.