

We, Frank C. Jolly and Kathryn E. Jolly

of 9 George Street, Mendon, Worcester County, Massachusetts,

in consideration of \$185,000.00

grant to James F. Brennan, Jr. and Jean Brennan, Husband and wife, as tenants by the entirety,

of 36 Valley View Road, Bellingham, Massachusetts

or

with quitclaim covenants

~~WHEREAS~~ Two parcels of land, including all buildings thereon, located in Mendon, Worcester County, Commonwealth of Massachusetts.

Parcel 1 located 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 other land of one Denenberg;

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 more or less 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 recorded in the Worcester District Registry of Deeds in Book 326, page 53..

Being the premises conveyed to Frank C. Jolly, et ux by Deed of David Denenberg, Jr. et ux, dated March 9, 1976 and recorded in Worcester Registry of Deeds on March 15, 1976, Book 5902, Page 318.

Parcel 2 being a certain parcel of land, and all the privileges and appurtenances thereto belonging, situated on the Southerly side of Gaskill Street in the Town of Mendon, Worcester County, bounded and described as follows, to wit:

Beginning at a drill hole set in a stone wall at land formerly of David Denenberg, Jr. and Robinne C. Denenberg and now of the Grantors,

THENCE S. 79° 44' 15" E. 161.73 feet to the center of Willow Brook, so-called;

THENCE Southwesterly and Westerly by the center of said Willow Brook 325 feet more or less to an iron pipe at land now or formerly of Jesse F. Noyes;

THENCE N. 52° 17' 49" W. 174 feet more or less by land now or formerly of Jesse F. Noyes to a drill hole set in the corner of a stone wall;

THENCE N. 50° 49' 00" E. 170.27 feet by land of the Grantors;

THENCE N. 37° 22' 56" E. 67.27 feet by said land of the Grantors to a drill hole set in a stone wall at the point of beginning

The foregoing parcel contains 1 acre and 4,100 square feet, more or less, and is shown and set forth as Lot "B" on Plan of Lots in Mendon, Mass. owned by Eleanor A. Warren, March 10, 1969, Bowie Engineering Co., 707 Main Street, Millis, Mass., which plan is recorded in the Worcester District Registry of Deeds.

LOCUS: 9 George Street, Mendon, Worcester County, Massachusetts

Meaning and intending to hereby convey any and all the same premises set forth as Parcels 2 & 3 and conveyed by 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.

Meaning and intending to convey any and all the same premises conveyed to Edmund A. Warren Jr., by Eleanor M. Leduc, formerly Eleanor M. Warren, by deed dated April 25, 1969 and recorded in Worcester District Registry of Deeds, Book 4939, Page 453.

Meaning and intending to hereby convey any and all the same premises conveyed to David Denenberg, Jr. et ux by deed of Edmund A. Warren, Jr. dated June 11, 1970 and recorded in Worcester District Registry of Deeds, Book 5037, Page 497.

For our title reference see Deed of David Denenber, Jr. et ux to Frank C. Jolly, et ux, dated March 4, 1976, and recorded in Worcester District Registry of Deeds, Book 5902, Page 318

Executed as a sealed instrument this *twenty-sixth* day of *June* 1986

Frank C. Jolly

Kathryn E. Jolly

The Commonwealth of Massachusetts

Worcester ss. June 26, 19 86

Then personally appeared the above named *Frank C. Jolly and Kathryn E. Jolly*

and acknowledged the foregoing instrument to be *their* free act and deed,

Before me *Joseph F. Lasorsa*
 Joseph F. Lasorsa Notary Public -- ~~Notary of the State~~
 My commission expires August 11, 1989

JUN 30 1986

JUN 30 1986

Doc # 42624

Recorded JUN 30 1986 at 10 h. 47 m. A.M.