

I, Frank Roy,
of Mendon, Worcester

County, Massachusetts,

3095

~~single~~ ~~unmarried~~, for consideration paid, grant to my wife, Eva R. Roy, of said Mendon -
and myself, Frank Roy, husband and wife, as tenants by the entirety, both of
said Mendon

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See Book 4026,
Page 1
See Book 4026,
Page 1

with Quitclaim covenants

A certain tract or parcel of land, with the buildings thereon, situated
on the northerly side of Hartford Turnpike, in said Mendon, and being more
particularly bounded and described as follows, to wit:-

Beginning at said road at a bridge over a brook; thence running easterly
by said road approximately nine hundred (900) feet, more or less, to land now
or formerly of one Norman Rogers; thence turning and running northerly along
said Rogers land to land now or formerly of one Samuel W. Wood; thence
turning and running northwesterly along the said Wood land two hundred (200)
feet, more or less, to a point; thence turning and running southwesterly along
said Wood land and land now or formerly of one Raymond Rogers, eight hundred
(800) feet, more or less, to the point of beginning; containing approximately
four (4) acres, more or less.

For my title, see Deed of Herbert S. Wood to me, dated January 29, 1948,
recorded with Worcester District Deeds, Book 3107, Page 44.

There is excepted from the above described premises so much thereof
as has been conveyed by the said Frank Roy to Leo J. Manseau et ux. and Deed
of Frank Roy to Lester E. Hodgkins et ux., dated February 25, 1948 and June
19, 1950, recorded with Worcester District Deeds, Book 3106, Page 212 and
Book 3263, Page 18, respectively.

Said premises are conveyed subject to highway locations which Instruments
of Taking are recorded with said Deeds, Book 2842, Page 371 and Book 2874, Page
449, respectively.

(Consideration being less than \$100.00, no Documentary Revenue Stamps
are hereto affixed).

Said premises are conveyed subject to a mortgage from Frank Roy to
the Milford Federal Savings and Loan Association, of even date, to be recorded
herewith.

release to the grantee all rights ~~of~~ ~~common~~ ~~by the estate~~ ~~and~~ ~~other~~ ~~interests~~ ~~in the~~ ~~granted~~ ~~premises.~~
Witness my hand and seal this 19th day of December 19 58

Witness my hand and seal this 19th day of December 19 58

Frank Roy

Commonwealth of Massachusetts

WORCESTER, ss.

December 19, 19 58

Then personally appeared the above-named Frank Roy

and acknowledged the foregoing instrument to be his free act and deed, before me,

J. Laurence Doyle, Notary Public

My commission expires February 26, 1960

Recorded Dec. 29, 1958 at 10h. 8m. A. M.