

I, STANLEY W. MCGAUGHEY

of Mendon, Worcester County, Massachusetts,

being unmarried, for consideration paid, grant to ALFRED V. CARBONI and TERESA A. CARBONI, husband and wife, as tenants by the entirety, both of 461 East Main Street, Milford, Worcester County, Massachusetts, ~~xxx~~

~~xxx~~ with quitclaim covenants

the land in said Mendon, together with the buildings thereon, situated on the northwesterly side of a State Highway leading from Mendon to

~~xxx xxx xxx xxx xxx xxx xxx xxx~~

Uxbridge, called Maple Street, and bounded and described as follows:-

Beginning at a stake at a southwesterly corner of the granted premises in the northwesterly line of Maple Street;
thence N. 30° 59' 21" W., 165.58 feet to a stake;
thence N. 51° 06' 50" E., 160.88 feet to a stake at land of Raymond A. Miller, Jr., et ux.; the last two courses bounding on land of one Petrilli, this day conveyed to grantees;
thence S. 40° 44' 15" E., by said Miller land, 196.04 feet to a drill hole in stone bound;
thence on same course a distance of 8.93 feet to the northwesterly line of Maple Street;
thence southwesterly along the northwesterly line of said Maple Street, 192.84 feet to the point of beginning.

Containing 32,200 square feet more or less.

Being Lot 1 as-shown on plan entitled "Plan of Land in Mendon, Mass. Property of Stanley W. & Grover C. McGaughey Scale: 1" = 40' September 29, 1966. Schofield Brothers, Registered Land Surveyors 48 Park St., Framingham, Mass. & 121 East Main St., Milford, Mass.", filed with Worcester District Registry of Deeds, Plan Book 304, Plan 25.

Subject to pole and wire rights granted to New England Power Company as recited in instrument recorded with said Deeds, Book 2344, Page 178, if the same affects the locus.

Being a portion of the premises conveyed to Stanley W. McGaughey, et al. by Lewis S. Ford, et al. by deed dated July 31, 1951, recorded with said Deeds, Book 3354, Page 394.

~~xxxxxxx~~
~~xxxxx~~ ~~xxxx xxx xxx xxx~~

~~xxxxxxx~~ ~~xxxx xxx xxx xxx xxx xxx xxx xxx~~ ~~xxxxxxx~~ ~~xxxx xxx xxx xxx xxx xxx xxx xxx~~

Witness my hand and seal this 24th day of April, 1969.

Stanley W. McGaughey

The Commonwealth of Massachusetts

Worcester, ss. April 24, 1969.

Then personally appeared the above named Stanley W. McGaughey and acknowledged the foregoing instrument to be his free act and deed, before me

Gordon A. Shaw
Notary Public — Justice of the Peace
Gordon A. Shaw
My commission expires May 2, 1970

(~~Individual~~ ~~Joint Tenants~~ ~~Tenants in Common~~ ~~Tenants by the Entirety~~)

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WORCESTER



Recorded April 25, 1969 at 3h. 20m. P. M.

■ END OF INSTRUMENT ■

Auburn Co-operative Bank, holder of a mortgage
from Thomas C. Roberts and Nancy B. Roberts
to Auburn Co-operative Bank
dated April 24, 1963
recorded with Worcester District Registry of Deeds
Book 4366, Page 479 acknowledge satisfaction of the same.

In witness whereof, the said Auburn Co-operative Bank

has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by

Anne Askervitch its Assistant Treasurer
this twenty-third day of April A.D. 19 69.

AUBURN CO-OPERATIVE BANK
by *Anne Askervitch*
Assistant Treasurer

The Commonwealth of Massachusetts

Worcester

ss.

April 23, 1969

Then personally appeared the above-named Anne Askervitch,
and acknowledged the foregoing instrument to be the free act and deed of Auburn Co-operative Bank.

before me,

John D. Sharpe
JOHN D. SHARPE, Notary Public - Justice of the Peace

My commission expires JAN. 31

1974

Recorded April 25, 1969 at 3h. 29m. P. M.