

We; Donald R. Petrilli and Wilhelmina M. Petrilli, husband and wife, both

of Mendon,

Worcester

County, Massachusetts,

~~being~~ married, 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, Massachusetts.

~~xxx~~

with ~~quitclaim~~ covenants

the land in said Mendon, said Worcester County, Massachusetts, bounded and described as follows:-

A certain parcel of land situated on the northwesterly side of the State Highway leading from Mendon to Uxbridge; called Maple Street, and bounded and described as follows:

Beginning at a stake at a southeasterly corner of granted premises in the northwesterly line of said Maple Street, said point being the southwesterly corner of other land of the granted;

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., said last two courses bounding on other land of the grantor;

THENCE N. 40° 44' 15" W. by said Miller land 273.11 feet to a drill hole in corner of wall at land of Robert P. Congdon, et ux.;

THENCE S. 54° 53' 42" W., 16.50 feet to a point;

THENCE N. 40° 09' 37" W., 420.83 feet to a drill hole;

THENCE S. 54° 51' 44" W. along a stone wall, 421.85 feet to a drill hole at land of Louis R. Hickmott, et ux.; said last three courses bounding on said Congdon land.

THENCE S. 44° 25' 07" E. along a stone wall, 59.52 feet;

THENCE S. 42° 13' 01" E. along stone wall 338.38 feet to a drill hole in stone at end of stone wall;

THENCE S. 38° 06' 10" E., 394.72 feet to the northerly line of said Maple Street; said last three courses bounding on said Hickmott land;

THENCE northeasterly along the northwesterly line of said Maple Street, 269.71 feet to the point of beginning.

Said premises are shown as Lot 2 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 Street, Framingham, Mass. & 121 East Main St., Milford, Mass." filed with Worcester District Registry of Deeds, Plan Book 304, Plan 25 and containing approximately 7.5 acres, according to said plan.

Subject to pole and wire rights to New England Power Company as in Book 2344, Page 178, if same affects locus.

Said premises are a portion of those premises described in the following deeds:

John A. Kelley, et al. to Stanley W. McGaughey, et al., dated January 23, 1953, recorded with Worcester District Deeds, Book 3480, Page 13.

Louis R. Hickmott, et ux. to Stanley W. McGaughey, et al., dated January 23, 1953, recorded with said Deeds, Book 3480, Page 33.

Lewis S. Ford, et al. to Stanley W. McGaughey, et al., dated July 31, 1951, recorded with said Deeds, Book 3354, Page 394.

Being the same premises described in Deed from Stanley W. McGaughey to us dated October 20, 1966, and recorded with said Deeds, Book 4710, Page 589.

