

I, ERNESTINE K. PHIPPS

of Mendon,

Worcester County, Massachusetts,

~~heretofore conveyed~~, for consideration paid, and in full consideration of \$25,000.00

grants to ARTHUR D. PADDOCK and LINDA J. PADDOCK, husband and wife
as tenants by the entirety, both of (no number) Maple Street in
~~xxx~~ said Mendon with quitclaim covenants

the land in said Mendon, *together with the buildings thereon,*

[Description and encumbrances, if any]

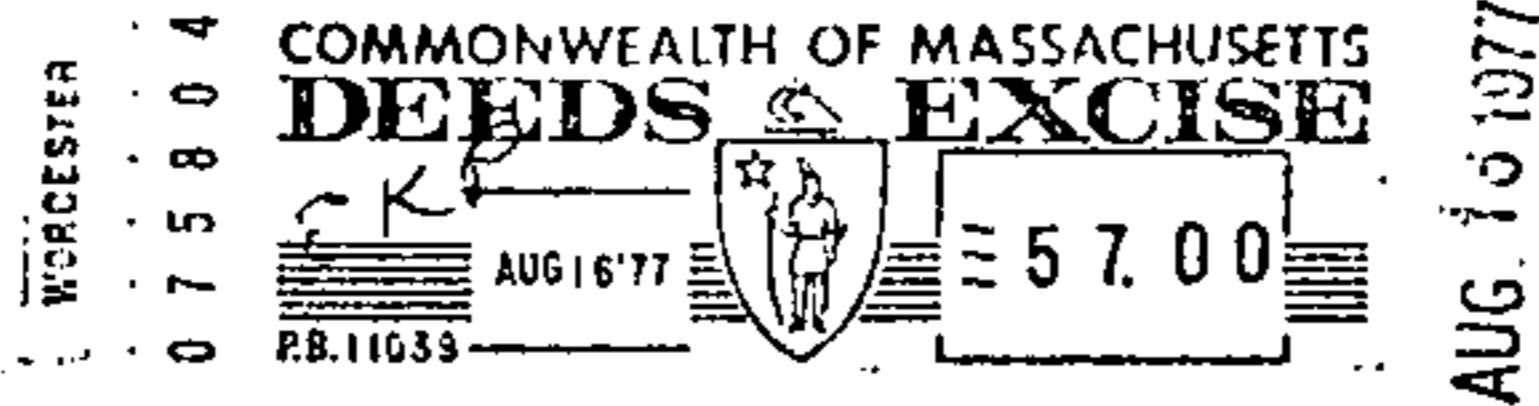
Being the same and all the same premises as were conveyed
by Deed of Alonzo E. Brown to Fred R. Phipps et ux. by Deed
dated March 23, 1927, recorded with Worcester District Deeds,
Book 2431, Page 562, and therein being more particularly bounded
and described as follows:-

"the land in said Mendon situated on the southerly side of
Maple Street bounded and described as follows,

Beginning at the Northwest corner of said premises at a
stone post and land of Eldora Freeman thence S 1° E 183 feet. by
the last named land to an. iron bar. at land of Ellen. M. Verry,
formerly of Julius A George. thence by last named land N. 88° 50' E
80.25 feet. thence still by last named land. due North 181 feet
to said street. thence with said. street N. 89° 45' W. 83.75 feet.
to place of beginning. ~~being the same premises as were conveyed~~
~~by Deed of Alonzo E. Brown to Fred R. Phipps et ux. by Deed~~
~~dated March 23, 1927, recorded with Worcester District Deeds,~~
~~Book 2431, Page 562, and therein being more particularly bounded~~
~~and described as follows:-~~"

Said premises are conveyed subject to the municipal real
estate taxes for the Fiscal Year 1978, which taxes the grantees
hereby assume and agree to pay as part consideration for this deed.

Said Fred R. Phipps died in Mendon, Massachusetts on April 17, 1964. See Inheritance Tax Real Estate Certificate L-8 dated September 11, 1964, recorded with Worcester District Deeds, Book 4500, Page 38, and Death Certificate to be recorded herewith as Instrument No. 35585



Witness my hand and seal this twelfth day of August 1977

Ernestine K. Phipps

The Commonwealth of Massachusetts

WORCESTER, ss. August 12, 1977

Then personally appeared the above named Ernestine K. Phipps and acknowledged the foregoing instrument to be her free act and deed, before me

Anna Berardi O'Brien
Anna Berardi O'Brien Notary Public
My commission expires December 15, 1978

~~(Notary Public for the State of Massachusetts)~~

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded AUG 16 1977 at 10h.46m. AM.