

WE, CLARENCE R. PHIPPS and BETTY L. PHIPPS, husband and wife,

of Mendon, Worcester County, Massachusetts

being ~~un~~married, for consideration paid, and in full consideration of less than \$100.00

grants to FRANK H. PRESCOTT

of Kinsley Lane, Mendon, Mass. with quitclaim covenants

the land in Mendon, Worcester County, situated off the northerly line of Kinsley Lane, a triangle shaped tract next adjoining land of the

(Description and encumbrances, if any)

grantor and the grantee, more fully described as follows:

BEGINNING at a point, said point being N. 55° 44' 06" E., thirty-six and 68/100 (36.68) feet from an I-Bar set in the northerly line of Kinsley Lane at land of the grantee; said point forms the southwest angle of the lot herein conveyed;

THENCE N. 55° 44' 06" E., forty-four and 21/100 (44.21) feet by land of the grantor to an I-Bar (set);

THENCE S. 06° 06' 05" W., forty-two and 00/100 (42.00) feet by land of the grantee to an iron pin;

THENCE N. 62° 15' 00" W., thirty-six and 24/100 (36.24) feet by grantee's land to the place of beginning.

Containing in all 707 square feet of land.

Being Lot 2 on "Compiled" Plan of Land in Mendon, Mass. drawn for Frank Prescott dated July 2, 1982, by Shea Engineering & Surveying Company and recorded with Worcester District Registry of Deeds, Plan Book 501 Plan 73.

~~Being a part of the premises owned by the grantor to wit the parcel of land in Worcester County, Massachusetts, as shown on the plan of land in Mendon, Massachusetts, drawn for Frank Prescott dated July 2, 1982, by Shea Engineering & Surveying Company and recorded with Worcester District Registry of Deeds, Plan Book 501 Plan 73.~~

Witness our hands and seals this 22nd day of November 19 82

Clarence R. Phipps

Betty L. Phipps

The Commonwealth of Massachusetts

Worcester, ss. 22 November 19 82

Then personally appeared the above named Clarence R. Phipps

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

Henry C. Walker
Henry C. Walker, Notary Public

My commission expires July 22, 1988

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.

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