

I, EUGENE M. HORNSBY

of Dover,

Norfolk

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of SIXTY-SIX THOUSAND (\$66,000.00) DOLLARS

grants to JAMES J. BEAUCHAMP and MARY M. BEAUCHAMP, husband and wife, as tenants by the entirety, both

of Mendon, Worcester County, Massachusetts, Post Office with quitclaim covenants  
Address: 159 Hartford Avenue, Mendon, Massachusetts  
~~the book~~

~~Revised Standard Form~~

The land in said Mendon with the buildings thereon, consisting of two (2) non-contiguous parcels, as shown on plan entitled "Land of Eugene M. and Mary L. Hornsby to be conveyed to James J. & Mary M. Beauchamp, Mendon, Mass., February 21, 1983, Scale 1" = 40' ", by John R. Andrews, III., Registered Land Surveyor, recorded with Worcester District Registry of Deeds herewith, being the same parcels as described and conveyed to this grantor by a deed from Lewis recorded with said Registry in Book 5949, Page 244, bounded and described as follows: SEE PLAN BOOK 505, PLAN 23

PARCEL #1. Being shown as Parcel #1 on said Plan, containing 2.197 acres, more or less, situated on the southerly side of East Hartford Avenue in said Mendon, Mass. and bounded and described according to said plan as follows:

BEGINNING at a point on the southerly side of said East Hartford Avenue, which point is 6.15 feet northwesterly from a set drill hole in a found stone post as shown on said Plan;

THENCE S. 84°38' 29" E. by and along the southerly side of East Hartford Avenue 100.44 feet to a set drill hole in stone wall;

THENCE S. 85°03' 24" E. continuing by and along the southerly side of said East Hartford Avenue, 98.53 feet to a set iron pipe at the corner of land now or formerly of Pettinelli;

THENCE S. 3° 25' 00" E. by and along land of said Pettinelli, now or formerly, 151.33 feet to a drill hole set in stone wall;

THENCE N. 66° 54' E. by and along said Pettinelli land, now or formerly, 37.74 feet to a drill hole set in stone wall;

THENCE S. 21° 14' 05" E. by and along said Pettinelli land, now or formerly, 257.99 feet to a drill hole set in stone wall;

THENCE S. 65° 44' 40" W. and along said Pettinelli land, now or formerly, 249.03 feet to a drill hole set in stone wall at land formerly of Larson;

THENCE N. 13° 35' 40" W. by and along said Larson land, formerly, 264.30 feet to a drill hole set in stone wall at land formerly of said Larson;

THENCE N. 10° 53' 14" W. by and along said Larson land, formerly, 244.40 feet to the point of beginning on the southerly side of said East Hartford Avenue.

PARCEL #2. Being shown as Parcel #2 on said Plan, containing .28 acres, more or less, situated on the southerly side of East Hartford Avenue in said Mendon, Mass., and bounded and described according to said Plan as follows:

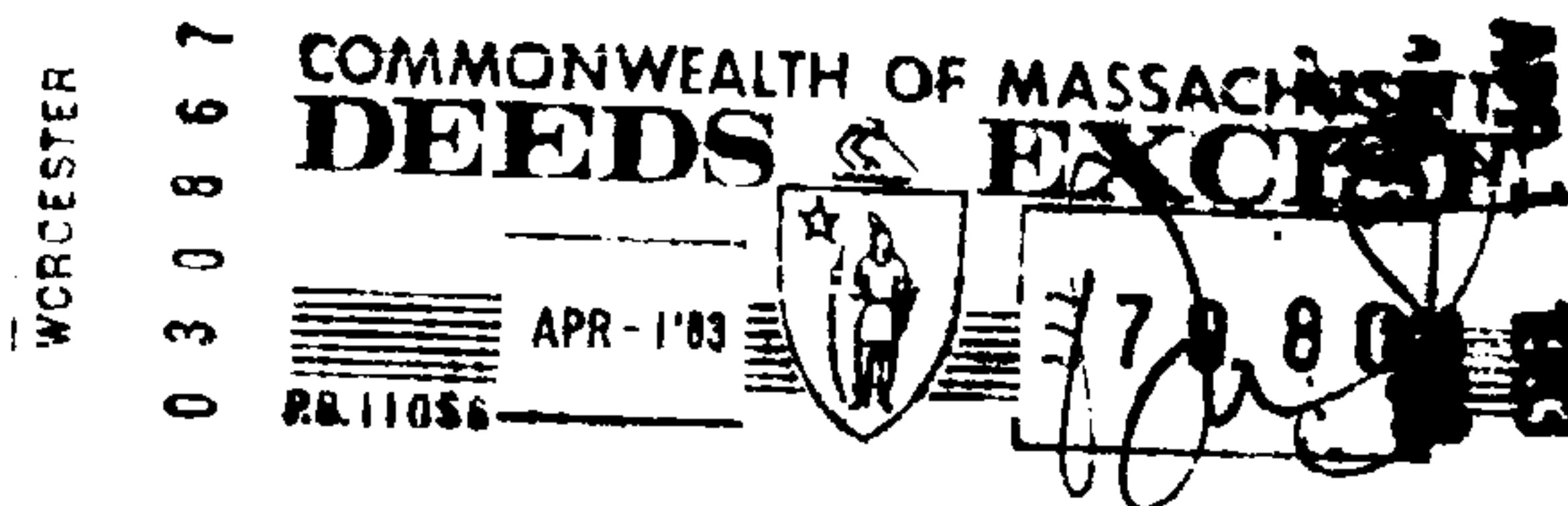
BEGINNING: at a set drill hole shown on said Plan on the southerly side of East Hartford Avenue, which point is 55 feet easterly of the set iron pipe at the northeasterly corner of Parcel #1;

- THENCE S. 82° 32' 20" E. by and along the southerly side of East Hartford Avenue 90 feet, more or less, to the westerly flowage edge side of the Charles River, as shown on said Plan;
- THENCE in a southerly direction following the westerly flowage edge side of The Charles River, continuing past the remains of a dam, to a set drill hole in a stone wall, near the Black Oak Tree;
- THENCE N. 85° 26' 57" W. by and along land formerly of Penniman, 100.89 feet to a point at land of Pettinelli, now or formerly.
- THENCE N. 31° 20' W. by and along said Pettinelli land, now or formerly, 330 feet to the drill hole set at the southerly side of said East Hartford Avenue, point of beginning.

SUBJECT TO real estate taxes assessed by the Town of Mendon from and after January 1, 1983, which grantees hereby assume and agree to pay.

SUBJECT TO a mortgage with the Milford Federal Savings and Loan Assn. with an unpaid balance of \$31,384.04, which grantees hereby assume and agree to pay. Also subject to another mortgage in favor of Milford Federal Savings and Loan Assn. recorded herewith. SUBJECT TO easements, restrictions, rights of way of record, insofar as in force and applicable.

For my title see Deed from Benjamin A. Lewis et ux, recorded with said Deeds in Book 5949, Page 244.



Witness my..... hand and seal this ..... 31st ..... day of ..... March ..... 19 83

*Eugene M. Hornsby*  
Eugene M. Hornsby

The Commonwealth of Massachusetts

Worcester,

ss.

March 31,

19 83

Then personally appeared the above named Eugene M. Hornsby

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

*R. Edward Beard*  
R. Edward Beard Notary Public — ~~Notary Public~~

My Commission Expires ..... January 13, ..... 19 89

Recorded APR 1 1983 at 11:35 m. A M