

WE, ROBERT A. DUVAL and JANE D. DUVAL

of Mendon Worcester County, Massachusetts

for SIXTY NINE THOUSAND NINE HUNDRED DOLLARS (\$69,900.00)----- consideration paid  
grant to JOANNE M. BONETTI, unmarried

of 12 Main Street, Mendon, MA

with quitclaim covenants

~~ch:lxhnd:ix~~

(Description and encumbrances, if any)

Property location 12 MAIN STREET MENDON

The land with the buildings thereon, situated on the northeasterly side of Main Street, Mendon, Worcester County, Massachusetts, and being Lot "B" shown and designated on a Plan of Land entitled " Plan to show Property in Mendon, Mass. owned by William T. Hensel et ux, May 4, 1961, Survey and Plan by Kenneth Shaw", recorded with Worcester District Registry of Deeds, Plan Book 255, Plan 87, said parcel of land being more particularly bounded and described as follows:

Beginning at the most southerly corner thereof at a point on the northeasterly line of said Main Street and at the most westerly corner of Lot "C" shown on said Plan of Land referred to above;

Thence N. 35° 18' 50" W. by said Main Street, 63.74 feet to a point at the most southerly corner of Lot "A" shown on said Plan of Land referred to above;

Thence N. 51° 29' 10" E. by said Lot "A", 240.49 feet to a point at land now or formerly of one, Vincent;

Thence S. 45° 43' 50" E. by said land now or formerly of one, Vincent, 74.49 feet to a point at the most northerly corner of said Lot "C";

Thence S. 53° 47' 10" W. by said Lot "C", 253.61 feet to the point of beginning.

Containing 17,136 square feet of land, more or less.

Together with the right to draw water from an existing well as described in a deed of William T. Hensel and Anne T. Hensel dated December 21, 1976 and recorded in the Worcester District Registry of Deeds in Book 6093, Page 312.

Being the same premises conveyed to the within Grantors by Deed of William T. Hensel and Anne T. Hensel dated December 21, 1976 and recorded in the Worcester District Registry of Deeds in Book 6093, Page 312.

RECORDED IN THE OFFICE OF MASS. DEEDS  
JUL 25 1980  
150 80

Witness our hand and seal this 25th day of July 19 85

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*Robert A. Duval*  
 ROBERT A. DUVAL  
*Jane D. Duval*  
 JANE D. DUVAL

The Commonwealth of Massachusetts

MIDDLESEX ss. July 25, 19 85

Then personally appeared the above-named Robert A. Duval and Jane D. Duval

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

*Andrew S. Jepsky*  
 Andrew S. Jepsky  
 Notary Public

My Commission expires May 4 19 90

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 provisions of this section.

Recorded JUL 25 1985 at 3:36 PM