

Francis X. Small

of Dilla Street, Milford

Worcester County, Massachusetts

being ~~un~~ married, for consideration paid, and in full consideration of Sixty Thousand and 00/100 (\$60,000.00) Dollars

grants to Kevin Mahoney and Wendy Mahoney, husband and wife as tenants by the entirety.

of 28 Watson Place, Framingham, Middlesex County, Massachusetts with quitclaim covenants  
therein

(Description and encumbrances, if any)

PARCEL ONE:

A certain parcel of land, with the buildings thereon, situated in Mendon in the County of Worcester on the westerly shore of Nipmuck Pond and therein bounded and described as follows:

- BEGINNING - at an iron pin on the shore of said lake at land now or formerly of Frank H. French;
- THENCE - S. 38° 30'W. by land now or formerly of said French one hundred and forty feet more or less to a stump of a chestnut tree;
- THENCE - N. 29° 45'W. fifty feet more or less to an iron pin at other land of said grantor;
- THENCE - northerly by other land of said grantor seventy-nine feet and six inches more or less to an iron pin and thence northerly fifty-three feet to the center of a tree at the shore of said pond;
- THENCE - southerly by the shore of said pond twenty-six feet and four inches to the point of beginning.

There is also granted a right of way as described in the deed from Nellie P. Jewett to Herbert L. Grinnell, Jr., recorded in the Worcester Registry of Deeds in Book 2264, Page 510 also subject to the condition as to the fencing contained in deed of Luther E. Traft to Frank H. French in Worcester District Deeds, Volume 1760, Page 355.

Subject to a right of way reserved by Fred E. Mason and Emma J. Mason along the westerly side of said conveyed premises to be used in conjunction with the remaining land of the said Fred E. Mason and Emma J. Mason so far as the same may pass over premises herein conveyed.

Being the same premises conveyed to me by Deed of James A. Johnson, Jr. et ux. dated August 4, 1983, recorded with said Deeds, Book 7862, Page 112.

PARCEL TWO

A certain parcel of land in Mendon situated on the southerly side of Lake Nipmuck and westerly of Millville road, bounded and described as follows:

- Beginning at a stake at the junction of two rights of way, 23.69 feet from a drill hole on a stone at land now or formerly of Edward C. Newton;
- THENCE- N. 53° 14'W. along said right of way, 97.85 feet to a drill hole on ledge;
- THENCE- N. 41° 33'W. along said right of way, 95.50 feet to a stake at land now or formerly of Alanson Freeman;
- THENCE- N. 26° 30'E., 73.93 feet to a stake at other land now or formerly of said Freeman;
- THENCE- S. 48° 18'E., 223.40 feet along said Freeman's land to a stake at a right of way;
- THENCE- S. 50° 46'W., 75.24 feet to the point of beginning.

Containing .396 acres.

Meaning and intending to convey and hereby conveying all of the premises described in the deed of Alanson Freeman to Angus Power Dated May 11, 1942 and recorded with the Worcester Registry of Deeds in Book 2874, Page 301 and in the deed of Clayton Parkinson to Angus Power dated December 24, 1949 and recorded with said Deeds in Book 3237, Page 332.

Being the same premises conveyed to me by Deed of James A. Johnson, Jr. et ux., dated August 4, 1983, recorded with said Deeds, Book 7862, Page 114.

JUL 3 1986  
970556  
FYS  
COMMONWEALTH OF MASSACHUSETTS  
DEEDS & EXCELS  
JUL 3 1986  
136.80  
FYS

Witness my..... hand and seal this 30th day of June..... 19 86

Francis X. Small  
Francis X. Small

The Commonwealth of Massachusetts

WORCESTER ss.

June 30, 1986

Then personally appeared the above named Francis X. Small

and acknowledged the foregoing instrument to be

his free act and deed, before me

~~Notary Public - Justice of the Peace~~  
James Graziano  
My Commission Expires May 6, 19 88

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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