

Shirley L. Taft  
of 14 Maple Street, Mendon, Massachusetts, Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of less than \$100

grant to Roger E. Taft, Sr. and Margaret E. Taft, husband and wife  
as tenants by the entirety

of 14 Maple Street, Mendon, Massachusetts

with quitclaim covenants

the land in

[Description and encumbrances, if any]

A certain lot of land situated in the central part of MENDON with all the buildings standing thereon and all the privileges and appurtenances thereto belonging; bounded as follows viz:

Beginning at a stake in the ground on the southwesterly side of the Old Hartford Turnpike (so called) said stake is 84 feet 3 inches from the southeasterly corner of the store formerly occupied by Aldrich and Brother and 106 feet 1/2 inch from the northwesterly corner of the new schoolhouse; thence running southeasterly bounding northeasterly on said Turnpike 85 feet 7 1/2 inches to a corner near the store formerly occupied by Thayer & Williams; thence S. 61 degrees 40 minutes W. 4 rods 14 links to a corner; thence S. 31 degrees 30 minutes E. 2 rods 21 links to a corner; thence S. 58 degrees W. one rod and 3 links to a corner; thence S. 37 degrees 40 minutes E. 10 rods 18 links to land formerly of Royal Peters, the last four lines bounding on land of the former grantor Old Colony Trust Company; thence S. 54 1/2 degrees W. 1 rod 4 links; thence S. 44 1/2 degrees E. 4 rods the last two lines bounding on land formerly of said Peters; thence S. 39 degrees E. 8 rods; thence N. 56 degrees E. 5 rods 12 links to an old wall the last two lines bounding on land now or formerly of John Barry; thence running southerly as the wall now stands 144 feet 5 inches to a corner, bounding northerly on the former grantor Old Colony Trust Company's other land; thence running westerly as the wall now stands to a corner; thence running northerly as the wall now stands to a corner; thence running westerly as the wall now stands bounding on land now or formerly of Sumner Ballou, William G. Gassett, Nancy Cummings and Gilbert Gaskill to a corner, at land formerly of Mary M. Hayward; thence northerly by land formerly of said Mary M. Hayward to a corner; thence easterly as the wall now stands by land formerly of May M. Hayward, Dennis Eames and Alvan T. Staples, to land of Alexander H. Allen; thence N. 86 3/4 degrees E. 11 rods to a corner; thence N. 3 1/4 degrees W. 10 rods 22 links to the southerly line of the Old Hartford Turnpike (so called) the last two lines bound on said Allen's land, thence easterly on the southerly line of said Turnpike to the place of beginning. Containing fifteen acres be the same more or less.

Also a certain tract or parcel of land, situated in the Village of said MENDON, and bounded and described as follows, viz:

Beginning at the southwest corner of land of the Heirs of George Rawson; thence southerly sixty-four feet and four inches to the northwest corner of land of John Barry; thence northerly, bounding westerly on land of the grantee, sixty-five feet to a corner; thence easterly, bounding northerly on land of the grantee, nineteen feet and one inch to the point of beginning.

It is a condition of this deed that the grantee shall build a good and substantial fence between the granted premises and the former grantor's other land.

Subject to all encumbrances and benefits of record so far as the same may now be in force and applicable to the granted premises.

II.

Excepting and excluding from this conveyance the parcels of land conveyed to STANLEY W. McGAUGHEY and GROVER C. McGAUGHEY recorded in Worcester Registry of Deeds at Book 2815, Page 463.

(Description continued)

Property Locus: 14 Maple Street, Mendon, Massachusetts

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Also excepting and excluding that parcel conveyed to HARRY KUSHNER recorded in Worcester County Registry of Deeds Book 2978, Page 517.

Also excepting and excluding that parcel conveyed to GUIDO SABATINELLI recorded in Worcester County Registry of Deeds at Book 3292, Page 64.

Also excepting and excluding those parcels conveyed to CARLTON L. GOSS recorded in Worcester County Registry of Deeds at Book 3218, Page 365.

Also excepting and excluding that parcel conveyed to the MENDON HOUSING AUTHORITY recorded at Book 4652, Page 13.

For my title see deed of AUSTIN B. TAFT to AUSTIN B. TAFT and SHIRLEY L. TAFT recorded in Worcester Registry of Deeds at Book 8661, Page 119.

Reserving a life estate in GERALD R. TAFT of 14 Maple Street, Mendon, Massachusetts for his use during his natural life.

Witness hand and seal this 23rd day of JULY 19 88

Shirley L. Taft  
SHIRLEY L. TAFT

The Commonwealth of Massachusetts

WORCESTER ss.

JULY 13,

19 88

Then personally appeared the above named

SHIRLEY L. TAFT

and acknowledged the foregoing instrument to be

HER free act and deed, before me

Harvey J. Taft  
HARVEY J. TAFT Notary Public — Justice of the Peace —

My commission expires 4/27 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 requirements of this section.

ATTEST: WORC., Anthony J. Vigliotti, Register