

I, ^{L.} Mary Pereira
of 55 Lawrence Street, Milford, Worcester

120828

County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of eighty-nine thousand (\$89,000.00) dollars

grant to Russell Gregoire

*

of 23 Blueberry Lane, Hudson, Massachusetts

with quitclaim covenants

~~abolandtax~~

[Description and encumbrances, if any]

A certain tract or parcel of land with the buildings thereon situated in Mendon, Worcester County, Massachusetts on the southerly side of Nipmuc Lake (so called) bounded and described as follows:

Beginning at a drill hole in a rock on the shore of said Lake, thence running South 29° 25 East 163 Feet to a stake and bounded Easterly by land now or formerly of Alanson Freeman, thence turning and running South 60° 25 West 100 feet to a stake and bounded Southerly by land now or formerly of Alanson Freeman, thence turning and running North 26° 25 West 220 feet to the shore of said lake and bounded Westerly by the roadway granted Fred R. Phipps by Alanson Freeman, thence turning and running along the shore of said Lake to the point of beginning.

The Grantees to have a right to pass and repass over aforementioned roadway and the further right to pass and repass over the roadway as constucted by Fred R. Phipps.

Said premises are also conveyed with the benefit of any other right of way granted Gertrude L. Wright to said lot.

Said premises are also granted together with the benefit of a right of way or easement over the following described premises: the land in the Westerly part of said Mendon bounded and described as follows:

Beginning at an Oak Stump at the Southeast corner of land deeded to Fred R. Phipps, thence North 56° 15 West 57.5 feet to stake, thence North 50° 35 West 144 feet to Southeast Corner of land now or formerly of George H. Phipps, thence South 60° 35 West to drill hole in ledge, thence same course 50 feet to stake. This right of way is to be 20 feet wide and to lay on the Southerly and Westerly side of the above described lines.

Said premises are also conveyed subject to taxes assessed for the year 1964.

For our title see deed to the within Grantor from Robert E. Wright and Isabella D. Wright dated October 20, 1972 and recorded in the Worcester County Registry of Deeds at Book 5275, Page 115. Also see Probate No. 280916 in the Worcester Court allowed on May 17, 1978.

Witness my hand and seal this 27th day of October, 1994

Mary L Pereira
Mary Pereira

DEEDS REG 20
WORCESTER
CANCELLED

10/27/94

CANCELLED
TAX 405.84
CASH 405.84
6757A140 10-33
EXCISE TAX

The Commonwealth of Massachusetts

Suffolk ss. October 27, 19 94

Then personally appeared the above named Mary L Pereira

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

Russell Gregoire
23 Blueberry Lane
Hudson, Ma. 01749

Stephen J. Tassinari
Notary Public - ~~Worcester County~~

My commission expires May 1, 19 98

(* Individual — Joint Tenants — Tenants in Common.)

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.

94 OCT 27 AM 11:38

ATTEST: WORC. Anthony J. Vigliotti, Register