

122183

Return to: *George Theberge*
84 Providence Rd
Mendon MA 01756

We, KENNETH G. SCHMITT and TRACY L. SCHMITT, husband and wife,
of Mendon, Worcester County, Massachusetts

for consideration paid, and in full consideration of \$179,000.00

GRANT TO: GEORGE S. THEBERGE, JR. AND ANGELA AVERY, AS
JOINT TENANTS

of 84 Providence Rd., Mendon, MA 01756

WITH QUITCLAIM COVENANTS

The land in said Mendon, on the easterly side of Providence Road and on the southerly side of Hartford Avenue East shown as Lot 1 on plan "...surveyed for Varney Brothers Concrete, Inc." dated November 12, 1985, by Shea Engineering & Surveying Company, Mendon, Mass., according to which plan said Lot 1 consists in 91,930 square feet of land, more or less, and is bounded and described as follows:

BEGINNING at the most northerly point of the land to be conveyed on the southerly side of Hartford Avenue East near a monument at the intersection of Hartford Avenue East and Providence Road;

THENCE S. 41° 55' 14"., 20.94 feet to the easterly side of Providence Road;

THENCE S. 41° 55' 14" W., 20.94 feet to the easterly side of Providence Road;

THENCE S. 25° 23' 56" E., by the easterly side of Providence Road, 429.00 feet to a point;

THENCE continuing by the northerly side of Providence Road by a curve to the left radius 1040.00 feet for a curved distance of 171.63 feet to land now or formerly of Thomas Hackenson;

THENCE S. 83° 26' 06" E., 29.29 feet to an iron pipe;

THENCE N. 64° 03' 54" e., 60.00 feet to a point;

THENCE N. 55° 45' 54" E., 117.45 feet to a point at Lot 2 shown on said plan, the last three courses being by land now or formerly of Thomas Hackenson;

THENCE N. 29° 17' 14" W., 316.29 feet by the westerly side of Lot 2 shown on said plan to the southerly side of Hartford Avenue East;

Property and Grantee Address: 84 Providence Rd., Mendon, MA 01756

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THENCE by the southerly side of Hartford Avenue East by a curve to the right radius 540.00 feet for a curved distance of 75.81 feet to a point;

THENCE N. 56° 20' 00" W., 184.86 feet to a point;

THENCE N. 48° 04' 46" E., 75.00 feet to the point of beginning, the last three courses being by the southerly side of Hartford Avenue East.

Said plan recorded herewith as Plan Book 545, Plan 100.

Being the same premises as conveyed to the grantors, Kenneth G. Schmitt and Tracy L. Schmitt by deed dated 12/11/85 from Robert P. Congdon under Power of Attorney for Maude A. Clough, as recorded in the Worcester Registry of Deeds Book 9116, Page 342.

Witness our hands and seals this first day of November 1996

Kenneth G. Schmitt
Kenneth G. Schmitt

Tracy L. Schmitt
Tracy L. Schmitt

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 1, 1996

Then personally appeared the above named Kenneth G. Schmitt and Tracy L. Schmitt and acknowledged the foregoing instrument to be their free act and deed before me

Michael J. McManus

MICHAEL J. MCMANUS
Notary Public
My commission expires 4/15/99

11/01/96 15:03
EXCISE TAX

Smelled.
TAX
CASH
816.24
816.24

11/01/96

DEEDS REG 20
WORCESTER

ATTEST: WORC. Anthony J. Vigliotti, Register