

25MB

ANGELA AVERY
of Mendon, Worcester

ANGELA AVERY

County, Massachusetts,

~~being executed~~, for consideration paid, and in full consideration of Less Than One Hundred and 00/100 (\$100.00) Dollars

grant to GEORGE S. THEBERGE, JR. *

of 84 Providence Road, Mendon, Massachusetts

with quitclaim covenants

~~the land~~

[Description and encumbrances, if any]

See Exhibit A attached hereto.

Property Address: 84 Providence Road, Mendon, MA

Return of

98 JUL 17 PM 1:56

Witness my hand and seal this 15TH day of July, 19 98

~~GEORGE S. THEBERGE, JR.~~

Angela Avery
ANGELA AVERY

The Commonwealth of Massachusetts

Norfolk, ss. July 15, 1998

Then personally appeared the above named ~~George S. Theberge, Jr.~~ and Angela Avery and acknowledged the foregoing instrument to be her free act and deed before me

WILLIAM D. JACE Notary Public — Justice of the Peace

My commission expires 4/29 19 05

(*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.

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. $41^{\circ} 55' 14''$ W., 20.94 feet to the easterly side of Providence Road;

THENCE S. $25^{\circ} 23' 56''$ 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 2040.00 feet for a curved distance of 171.63 feet to land now or formerly of Thomas Hackenson;

THENCE S. $83^{\circ} 26' 06''$ E., 29.29 feet to an iron pipe;

THENCE N. $64^{\circ} 03' 54''$ E., 60.00 feet to a point;

THENCE N. $55^{\circ} 45' 54''$ 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. $29^{\circ} 17' 14''$ W., 316.29 feet by the westerly side of Lot 2 shown on said plan to the southerly side of Hartford Avenue East;

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. $56^{\circ} 20' 00''$ W., 184.86 feet to a point;

THENCE N. $48^{\circ} 04' 46''$ E., 75.00 feet to the point of beginning, the last three courses being by the southerly side of Hartford Avenue East.

Being the same premises conveyed to Grantor by Deed recorded with said Deeds at Book 18373 ,
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ATTEST: WORC. Anthony J. Vigliotti, Register