

# Warranty Deed

EUGENE H. FARLAND ETUX

TO

STELLA O. CHODOROWSKI

WORCESTER REGISTRY DISTRICT, 4.00  
RECEIVED FOR REGISTRATION 1.00

FEB 10 1954

4 O'CLOCK 15 M. P M

..... 19.....  
at.....o'clock and.....minutes.....m.

Received and entered with.....  
..... Deeds

Book..... Page.....

Attest:

..... Register.

FROM THE OFFICE OF

TRANSFER CERTIFICATE OF TITLE  
ISSUED AND TRANSCRIBED INTO  
REGISTRATION BOOK 24  
BEING CERTIFICATE NO 4684 IN  
WORCESTER REGISTRY DISTRICT.

We, EUGENE H. FARLAND and FELICE U. FARLAND, his wife, both of the Town of Mendon, County of Worcester and Commonwealth of Massachusetts,

~~xxx~~

~~County Massachusetts~~

~~being xxxxxxxx~~ for consideration paid, grant to STELLA O. CHODOROWSKI, of the City of Woonsocket, County of Providence and State of Rhode Island,

~~xx~~

with warranty covenants

~~the xxxxxx~~

[Description and encumbrances, if any]

That certain parcel of land with all the buildings and improvements thereon, situated on Maple Street, in the Town of Mendon, County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:-

Southerly by Maple Street one hundred twenty-eight and 81/100 (128.81) feet; Westerly by land now or formerly of Arthur J. Curley et al. four hundred sixty-six and 60/100 (466.60) feet; Northerly by land now or formerly of Anna Congdon one hundred fifty-two and 01/100 (152.01) feet; Easterly by lands of sundry adjoining owners as shown on the plan hereinafter mentioned three hundred three and 39/100 (303.39) feet; Southerly sixty-six (66) feet; and Easterly one hundred sixty-six and 24/100 (166.24) feet by land now or formerly of Clement Greenhalgh et al.

All of said boundaries are determined by the Land Court to be located as shown on sub-division plan #18875-B drawn by P. H. Kitfield, C. E. dated December 20, 1949 as modified and approved by the Land Court, filed in the Land Registration Office, a copy of a portion of which is filed with Land Registration Certificate #4008. Being lot 1 on said plan.

The land hereby registered is subject to the right to use the well set forth in a deed given by Thomas B. Staples et al to Henrietta L. Rhodes, dated September 12, 1900, duly recorded in Book 1664, Page 160.

Said premises are further conveyed SUBJECT TO a mortgage from these grantors to Milford Savings Bank dated June 11, 1953 in the record amount of \$9675.00 and registered in said Land Court on June 15, 1953 at 11:05 A.M. as Instrument #14822.

For title of these grantors see certificate of title No. 4556 registered in Book 23 at Page 4556 from Transfer Certificate No. 3359, Originally Registered February 1, 1946, in Registration Book 17, Page 3301 for the Worcester Registry District of Worcester County.

Consideration is such that no documentary stamps are required.

Grantee: Unmarried  
Address of Grantee: Woonsocket, R. I.

We, said grantors,

husband ~~and~~ ~~and~~  
and wife ~~and~~ ~~and~~

release to said grantee all rights of tenancy by the curtesy and other interests therein.  
dower and homestead

Witness our hands and seals this 10th day of February 1954,  
this deed being executed in duplicate for purposes of registration.

Executed in presence of:

Alexander L. Paquin

as to both

Luise H. Farland

Luise H. Farland



STATE OF RHODE ISLAND  
~~THE STATE OF RHODE ISLAND~~

PROVIDENCE ss:                    ~~ss~~ In Woonsocket    *February 10,*                    19 *54*

Then personally appeared the above named

Eugene H. Farland and Felice U. Farland

and acknowledged the foregoing instrument to be **their** free act and deed, before me

*Self*

*Florence L. Paquin*  
.....  
Florence L. Paquin *Notary Public*  
My commission expires..... *JUNE 30,*.....19*56*

**ATTEST: WORC. Anthony J. Vigliotti, Register**

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

GENERAL LAWS, (TER. ED.) CHAPTER 183, SECTION 10.

A deed in substance following the form entitled "Warranty Deed" shall, when duly executed, have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that, at the time of the delivery of such deed (1) he was lawfully seized in fee simple of the granted premises, (2) that the granted premises were free from all encumbrances, (3) that he had good right to sell and convey the same to the grantee and his heirs and assigns, and (4) that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns against the lawful claims and demands of all persons.