

I, P. Eugene Casey, being unmarried, of Milford, Worcester County, Massachusetts, for consideration paid, grant to D. Edmund Gallant and Edith Marie Gallant, ^{otherwise known as Edith M. Gallant,} husband and wife, as tenants by the entirety, both of Framingham, Middlesex County, Massachusetts with QUITCLAIM COVENANTS

4138

577

Book
8242
Page 53
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A certain lot or parcel of land, with all buildings and other improvements thereon, situated on the northerly side of the Old Uxbridge Road, on the easterly side of Thornton Street and on the southerly side of the New Uxbridge Road, in the Town of Mendon, in the Commonwealth of Massachusetts, bounded and described as follows, to wit:

Beginning at the corner formed by the intersection of the easterly line of Thornton Street with the southerly line of the New Uxbridge Road, said point being the northwesterly corner of the lot hereby described; thence easterly on a curved line having a radius of one thousand five hundred sixty (1560.00) feet, three hundred four and fifty five one hundredths (304.55) feet to a point of tangent; thence S. 84° 01' E. one hundred eight and fifty-four one hundredths (108.54) feet to land now or formerly of the Nipmuc Park Amusement Corporation, the last two (2) lines bounding on the aforesaid Uxbridge Road; thence S. 58° 24' W. one hundred nine (109.00) feet; thence N. 88° 19' W. thirty-four and seventy-one hundredths (34.71) feet; thence S. 85° 45' W. sixty and one tenth (60.10) feet to a stone bound; thence S. 43° 25' E. passing through a stone bound to the Old Uxbridge Road two hundred twelve and seventy-eight one hundredths (212.78) feet; the last four (4) lines bounding on the aforesaid land of the Nipmuc Park Amusement Corporation; thence S. 48° 00' W. one hundred thirty-one and ninety-three one hundredths (131.93) feet to a Massachusetts Highway Bound; thence northwesterly on a curved line having a radius of ninety-four and ^{one hundredths} sixty-five (94.65) feet, one hundred twelve and sixty-five one hundredths (112.65) feet to a Massachusetts Highway Bound; thence N. 63° 56' W. one hundred twenty-five and seventy-nine one hundredths (125.79) feet to the aforesaid Thornton Street, the last three (3) lines bounding on said Old Uxbridge Road; thence N. 21° 42' W. sixty-six and seventy-eight one hundredths (66.78) feet; thence N. 12° 19' W. sixty-four and eighty-six one hundredths (64.86) feet; thence N. 2° 29' W. eighty-eight and twenty-six one hundredths (88.26) feet; thence N. 11° 41' W. sixty-three and forty-nine one hundredths (63.49) feet to the point of beginning, the last four (4) lines bounding on the aforesaid Thornton Street.

Containing 95,522 square feet, more or less.

Being a part of the premises conveyed to Lodie Brien in a deed from H. Emile and Rita Rattie, dated April 30, 1952, and recorded in the Worcester District Registry of Deeds, Book 3414, Page 315.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to me by Deed of Joseph N. Fagnant and Lillian Fagnant, dated August 26, 1958, recorded with Worcester District Deeds, Book 3969, Page 99.

STAMPS AFFIXED TO INSTRUMENT

U.S. Internal Revenue Documentary
Com. of Massachusetts Deed Excise

Dollars	Cents
8	80
9	25

The premises are conveyed subject to a mortgage to the Milford Savings Bank, dated September 22, 1953, recorded with Worcester District Deeds, Book 3534, Page 590 on which there is now due \$4793.32.

WITNESS my hand and seal this sixth day of September 1960.

Shyllis B. Brathillite

P. Eugene Casey