

I, John S. Hogarth

of

Mendon, Worcester

County, Massachusetts,

being unmarried, for consideration paid, grant to Maurice Durocher and Dorothy Durocher, husband and wife, as tenants by the entirety, both of Blackstone, in said County of Worcester,

with QUITCLAIM covenants

The land in said Mendon, with the buildings thereon, being the same and all the premises to me conveyed by Deed of John S. Hogarth, of even date herewith, to be herewith recorded, and in said Deed described as follows:-

"Three certain tracts of land with the buildings thereon situated in the Southerly part of Mendon in said Massachusetts, on the road leading from Albeville so called to Chestnut Hill so called, the first tract being situated on Easterly side of said road, contains 35 acres more or less, and is bounded and described as follows, namely. Beginning at the Southwesterly corner of the premises on the above described road at land formerly of the heirs of Arnold Taft, thence Easterly on said Heirs land about 24 rods to land now or formerly of Millis Southwick, thence Northeasterly on land of said Southwick and land now or formerly of the heirs of Abel Aldrich about 60 rods to the little Pond so called, thence on said Pond and land formerly of Jasen Staples, Northerly to a swamp formerly of Edward L. Staples, thence Westerly bounded Northerly on said Staples to a stake, thence Northerly, bounded Easterly on said Staples to land formerly of Abram Staples, thence Westerly bounded Northerly on said Staples land to said road, thence Southerly on said road to the place of beginning.

The second tract is situated on the Westerly side of said Road with the House thereon contains one half acre more or less, and is bounded as follows, beginning at the Southeasterly corner of the premises at land formerly of Charlotte Brown on said road, thence Westerly on said Browns land to a corner of wall thence Northerly on said Browns land to land formerly of Benoni Staples, thence Easterly on said Staples land to said road, thence Southerly on said road to the point of beginning.

The third tract is situated Westerly of the last named tract contains 80 square rods more or less, and is bounded as follows: Beginning at the Northeast corner of the premises by land formerly of Linus B. Staples, thence S. 12° W. 7 rods and 20 links to corner of wall by land formerly of Edward L. Staples, thence N. 23-1/2° W. 9 rods and 21 links to corner of wall, thence N. 23-1/2° W. 4 rods and 14 links by wall to said Linus B. Staples land the last two lines being on land formerly of said Edward L. Staples, thence N. 84° E. 12 rods and 21 links to the point of beginning."

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to John S. Hogarth et ux. by Deed of Blanche E. Celley dated July 9, 1928, recorded with Worcester District Deeds, Book 2472, Page 125.

Said premises are conveyed subject to the taxes for the current municipal year which taxes the grantees hereby assume and agree to pay as part consideration for this Deed.

Said premises are conveyed subject to a Highway layout by the County Commissioners which Instrument of layout is recorded with Worcester District Deeds, Book 2703, Page 168.

The Deed first above referred to being said Deed of Blanche E. Celley to John S. Hogarth et ux. dated July 9, 1928, recorded with Worcester District Deeds, Book 2472, Page 125.

~~release to the grantees all rights of tenancy by the entirety and other interests in the granted premises~~

Witness my hand and seal this 4th day of August 1961

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John S. Hogarth

WORCESTER



Commonwealth of Massachusetts

WORCESTER, ss.

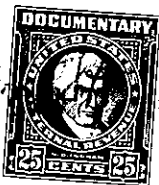
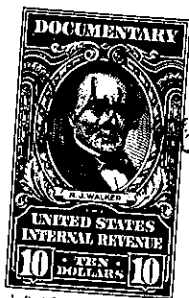
August 4, 1961

Then personally appeared the above-named John S. Hogarth

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

J. Laurence Doyle
J. LAURENCE DOYLE, Notary Public

My commission expires March 3, 1967



Recorded Aug. 7, 1961 at 9h. 59m. A. M.

■ END OF INSTRUMENT ■

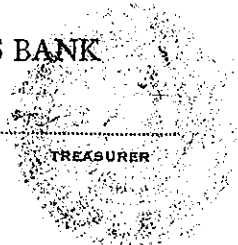
Southbridge Savings Bank, located at Southbridge, Worcester County, Massachusetts, holder of a mortgage from Charles S. Orlowski and Angelina Orlowski to said Bank dated October 16, 1948 and recorded with Worcester District Registry of Deeds, Book 3151, Page 565, acknowledges satisfaction of the same.

In witness whereof the said Southbridge Savings Bank has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by William W. Horsley its Treasurer, this 18th day of November, 1960.

Signed and sealed in presence of

SOUTHBRIDGE SAVINGS BANK

Stacy A. Armstrong by



Commonwealth of Massachusetts

Worcester, ss. November 18, 1960

Then personally appeared the above named William W. Horsley Treasurer, and acknowledged the foregoing instrument to be the free act and deed of Southbridge Savings Bank, before me

Michael J. Macmill
Michael J. Macmill
Notary Public, My commission expires March 28, 1964
JUSTICE OF THE PEACE
NOTARY-PUBLIC

Recorded Aug. 7, 1961 at 10h. 4m. A. M.