

I, VICTORIA M. AHO,
of Westboro, Worcester County, Massachusetts,
being ~~un~~married, for consideration paid, and in full consideration of less than \$100.00-----
grant to the said VICTORIA M. AHO and WILLIAM E. AHO, husband and wife, as *
tenants by the entirety and not as tenants in common, both
of 220 East Main Street, in said Westboro, with quitclaim covenants
the land in:

~~(Description and location of the property)~~

PROPERTY ADDRESS: 11 Millville Street, Mendon, MA

Witness my hand and seal this 21st day of January, 19 86.

Victoria M. Aho
Victoria M. Aho

The Commonwealth of Massachusetts

WORCESTER ss. January 21, 1986

Then personally appeared the above named Victoria M. Aho
and acknowledged the foregoing instrument to be her free act and deed before me

Ernest P. Pettinari
Ernest P. Pettinari, Notary Public - Justice of the Peace

My commission expires March 21, 1986

~~(Description and location of the property)~~

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.

~~four~~ (4) certain parcels of land, with the buildings thereon, situated in Mendon, Worcester County, Massachusetts, and bounded and described as follows:

Parcel 1 contains approximately seven thousand, one hundred twenty (7,120) square feet and is situated between the Westerly location line of the 1932 County layout of the Millville road and the center line of the location of the old road said parcel being more fully described as follows:

Beginning at a point on the aforesaid Westerly location line one hundred ten (110) feet, more or less, Northerly of a Worcester County highway bound (WCH) bearing SOUTH 31° 08' 05" EAST and thirty-four and 33/100 (34.33) feet distant from Station 12 44.97 of Worcester County Commissioners Plan H2336R, Decree 867; thence

NORTHWESTERLY fifty-five (55) feet, more or less, to the center line of the old road; thence

NORTHEASTERLY two hundred fifteen (215) feet, more or less, by the center line of the old road to the aforesaid Westerly location line; thence

SOUTHERLY two hundred twenty (220) feet, more or less, by said Westerly location line and on a curve 730.00 feet radius to the point of beginning.

Parcel 2 contains six thousand, two hundred fifty (6,250) square feet, more or less, and covers the old location of the road discontinued by the Town of Mendon.

See deed Town of Mendon to Berton G. Brown, dated January 12, 1933, recorded with Worcester Deeds, Book 2578, Page 25, for a more complete description.

Parcel 3 is situated on the Westerly side of the road leading from the Old Turnpike to Millville, and bounded and described as follows:

Beginning at said road at land now or formerly of Mrs. Cosgrove; thence

WESTERLY as the wall stood March 5, 1859, and bounded Northerly on said Cosgrove land, nineteen (19) rods lacking one (1) foot to stones at the end of a partition wall at land now or formerly of George Wilber; thence

SOUTHEASTERLY on said Wilber land, sixteen and one-fourth (16¼) rods to a stake and stones on the Northwesterly side of said road; thence

NORTHEASTERLY by said road, nineteen (19) rods lacking one (1) foot to the point of beginning.

Parcel 4 The land in said Mendon situated on the northwesterly side of Millville Road and being Parcel "A" on plan of land entitled "Plan of land in Mendon, Mass. Owned by Nicholas Frabotta" Francis J. Brennan, Surveyor, recorded with Worcester District Deeds, Plan Book 148, Plan 113, said parcel containing 6,100 square feet, more or less, bounded and described as follows:

Beginning at the northeasterly corner of the mortgaged premises at iron pin set in the ground on the northwesterly side of said Road, said point of beginning being 20 feet distant from the northeasterly corner of land now or formerly of one Frabotta,

THENCE southwesterly with said Road on a curved line having a radius of 730 feet, 20 feet to land now or formerly of one Frabotta;
THENCE N. 77° 42' W. with said Frabotta land, 305 feet, more or less, to drill hole in stone;
THENCE N. 12° 18' E. with Parcel "C" on said plan, 20 feet to iron pin set in the ground;
THENCE S. 77° 42' E. with Parcel "B" on said plan, 308.05 feet to the point of beginning; this last course being parallel with and 20 feet distant from the second course.

For title see deed of Belle Fenning to Louis W. and Louise M. Benotti dated October 25, 1945 recorded with said Deeds, Book 2975, Page 157 and deed of Nicholas Frabotta dated November 26, 1947, recorded with said Deeds, Book 3165, Page 100. Both Louis W. Benotti and Louise M. Benotti having deceased, see Worcester Probate Docket No. 84P3293E1.

Recorded JAN 21 1986 at 2h.30m. P.M.