

I, ETHEL J. COBURN,
of Mendon,

Worcester County, Massachusetts,

in consideration of ONE HUNDRED TEN THOUSAND (\$110,000.00) DOLLARS, paid,

grant(s) to DOUGLAS E. COBURN and MAUREEN F. COBURN, husband and wife, as
tenants by the entirety, of 146 Millville Road, Mendon, Massachusetts

with quitclaim covenants

Property Address: 146 Millville Road, Mendon, Massachusetts

A certain lot of land with the buildings thereon, situated in Mendon,
Worcester County, Massachusetts bounded and described as follows, viz:

Beginning at a stake in the corner of the wall at the northwest corner of
the premises on the east side of the road leading from Mendon to Millville;

THENCE easterly by and with the wall to a corner of wall;

THENCE southerly by and with the wall to a corner of wall;

THENCE westerly by and with the wall and fence to said road;

THENCE northerly by and with said road to the place of beginning. The
first three lines bound on land now or formerly of Robert Brown. Containing
half an acre, more or less. Together with the privilege of drawing water from
the well in the lot south of the premises hereby conveyed.

Also another parcel of land, being all the premises described in a deed of
Robert Brown to William Smith, dated January 5, 1900, and recorded with
Worcester District Deeds, Book 1639, Page 263, and bounded and described in
said deed as follows:

"A certain tract of land situated in said Mendon on the easterly side of
the road leading from Albeeville to Chestnut Hill and described as follows:

Beginning at the southwesterly corner of the premises on said road;

THENCE (southerly 25 rods) bounded southwesterly by land of said grantor;

THENCE easterly about eleven rods and bounded southeasterly by said
grantor's land;

THENCE northerly about fifteen rods and bounded easterly by said grantor's
land;

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THENCE westerly about ten rods and bounded easterly by said grantor's land;

THENCE westerly about ten rods, and bounded northerly by land of Marcena Daniels;

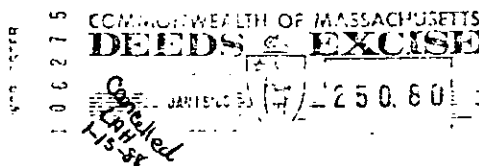
THENCE northerly about ten rods to the road and bounded easterly by said Daniels land;

THENCE westerly one and one-half rods on the road to the place of beginning, and bounded northerly by said road, containing one acre thirty square rods more or less."

The above described premises are conveyed subject to a taking by the County of Worcester for the relocation of Millville Road under instrument dated August 24, 1937 recorded in Book 2703, Page 168.

Donald E. Coburn died on January 29, 1986.

Being the same and all the same premises as were conveyed to Donald E. Coburn and Ethel J. Coburn by deed of Clinton S. Coburn and Gertrude B. Coburn dated January 30, 1982 recorded in Worcester Registry of Deeds, Book 7414, Page 41.



Executed as a sealed instrument this ... third ... day of November ... 1987

Ethel J. Coburn
ETHEL J. COBURN

Commonwealth of Massachusetts

WORCESTER, SS.

November 3, 1987

Then personally appeared the above-named ETHEL J. COBURN

and acknowledged the foregoing instrument to be her free act and deed,

before me, *Aldo B. Consigli, Jr.* Notary Public

My commission expires December 3, 1993

ATTEST: WORC., Anthony J. Vigliotti, Register