

We, CLIFFORD E. ANSELL and FRANCES A. ANSELL, husband and wife,
both
of Foxboro, Norfolk County, Massachusetts,

in consideration of EIGHTY EIGHT THOUSAND AND 00/100 DOLLARS
(\$88,000.00)

grant to JOSEPH M. RICHARDS and MAHALA L. RICHARDS, husband and wife
as tenants by the entirety

of 3 Milford Street
Mendon, MA

with quitclaim covenants

~~THE HUNDRED~~

A certain tract or parcel of land with the buildings
thereon in said Mendon, on the southerly side of Milford
Street, bounded and described as follows:

Beginning at a stake at the northwesterly corner of said
parcel on the southerly side of said Milford Street and at land
of Carl M. Taft, formerly of George M. Taft:

THENCE southerly with said Carl M. Taft land, 98.8 feet to a
drill hole in a rock;

THENCE turning and running easterly with said Carl M. Taft
land 167 feet to a stake at land of Ernest J. Beaucage
and Jennie M. Beaucage, formerly of Robert Flocks and
Marion Flocks;

THENCE turning and running northerly with said Beaucage land
about 101 feet to said Milford Street;

THENCE westerly with said Milford Street to the point of
beginning.

There is excepted from the above described premises that
portion thereof taken by the Commonwealth of Massachusetts in
the alteration of said street by instrument dated December 20,
1949, recorded with Worcester District Deeds, Book 3230 Page
238 and that portion thereof conveyed by Marion E. Thurber to
Shelly D. Vincent et ux by deed dated December 21, 1950
recorded with said Deeds, Book 3309, Page 461.

Meaning and intending to convey and hereby conveying these
and all the same premises as was conveyed to us by deed of
Frances A. Ansell f/k/a Frances A. Richards dated June 30, 1976
and recorded with the Worcester District Registry of Deeds at
Book 5978 Page 288.

Property Address: 3 Milford Street
Mendon, MA 01756

MAY 6 2 26 PM '92

RECORDED
APR 24 1992
BPA
NOTARY PUBLIC
CLIFFORD E. ANSELL

Executed as a sealed instrument this 24th day of April 19 92

Clifford E. Ansell
Clifford E. Ansell

Frances A. Ansell
Frances A. Ansell

The Commonwealth of Massachusetts

WORCESTER

ss.

April 24 19 92

Then personally appeared the above named Clifford E. Ansell and Frances A. Ansell

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

John V. Fernandes
John V. Fernandes Notary Public — My commission expires February 11 19 94

ATTEST: WORC., Anthony J. Vigliotti, Registrar