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I, HERBERT E. ERICKSON,
of Upton, Worcester County, Massachusetts,
~~being~~ married, for consideration paid, grant to FREDERICK J. PIRONTI and PRISCILLA A.
PIRONTI, husband and wife, as tenants by the entirety, both of
336 Cape Road, Mendon, in said County,

XXXX

XOFFX

with quitclaim covenants

XOFFX

~~XXXXXXXXXXXXXXXXXXXX~~

A certain parcel of land, together with the buildings thereon, situated on the southwesterly side of North Avenue in said Mendon, bounded and described as follows:

Beginning at the northwesterly corner of the granted premises at a point in the southwesterly line of said North Avenue, said point being the northeasterly corner of land of one Straub;

THENCE southeasterly along the southwesterly line of said Avenue, 165 feet to a steel survey marker;

THENCE S. 35° 9' 15" W., 264.81 feet to a concrete bound;

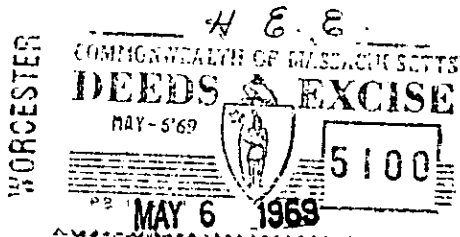
THENCE continuing on same course, 240 feet, more or less, to a point in the stone wall at land of one Phipps;

THENCE N. 54° 15' 39" W. along the said wall, 65 feet, more or less, to a point in said stone wall at land of said Straub;

THENCE N. 24° 15' 16" E. and bounding on said Straub land, 520.45 feet to the point of beginning.

Being all of Lot 1 and a portion of Lot 2 as shown on plan entitled "Plan of Land in Mendon, Mass. Property of Herbert E. Erickson February 20, 1969 Schofield Brothers, Inc.", Registered Land Surveyors, ~~to be filed~~ ~~here with~~ and recorded with Worcester District Deeds in Plan Book 326, Plan 70.

Being a portion of the premises described in deed of Edith M. Davenport Griswold and Beatrice L. Davenport Wood, Executors, to me, dated October 7, 1968, recorded with Worcester District Deeds, Book 4893, Page 200.



~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~

Witness my hand and seal this 28th day of April, 1969

Herbert E. Erickson

The Commonwealth of Massachusetts

Worcester ss.

ss.

April 28

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Then personally appeared the above named Herbert E. Erickson

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

Thelma F. Bullard

Notary Public - ~~XXXXXXXXXXXX~~

Thelma F. Bullard

My commission expires Sept. 22, 19 72

(*Individual ~~Joint Tenants~~ ~~Tenants in Common~~ ~~Tenants by the Entirety~~.)

Recorded May 6, 1969 at 12h. 7m. P. M.