

James M. MacDonald

Of 21 North Avenue, Mendon, Worcester County, Massachusetts,
in consideration of \$1.00

grant to James M. MacDonald and Debora J. MacDonald, husband and wife, as tenants by the entirety

Of 21 North Avenue, Mendon, MA

with quitclaim covenants

the land in

A certain parcel of land situated in Mendon, Worcester County, Massachusetts, together with the buildings thereon, on the Easterly side of North Avenue, and being shown on plan entitled "Land of L.F. Herman Svedine, Mendon, Mass., Aug. 1, 1975, Scale 1" = 40', John R. Andrews, Jr.", said plan being filed with Worcester District Registry of Deeds in Plan Book 419, Plan 18, bounded and described as follows:

Beginning at an iron pipe on the easterly side of said North Avenue, said pipe being 220.53 feet southeasterly of the Worcester County Highway Bound; thence

N. 49° 04' 45" E., along land of one Sweeney, 198.55 feet to an iron pipe at other land of said Sweeney; thence

S. 46° 51' 55" E., along said Sweeney land, 232.25 feet to a drill hole in the wall; thence

S. 28° 05' 30" W., along Old Post Road, 93.16 feet to a drill hole; thence

N. 36° 22' 20" W., along land of one MacDonald, 107.75 feet to a stone bound; thence

S. 49° 08' 45" W., along said MacDonald land, 159.88 feet to a stone bound in the easterly line of said North Avenue; thence

N. 34° 59' 55" W., along the easterly line of said North Avenue, 153.65 feet to the point of beginning.

Containing approximately 34,525 square feet, more or less, according to said Plan.

Subject to a fifteen foot wide right of way extending from said North Avenue northeasterly adjacent and parallel to the northerly line of said premises, as shown on said Plan.

Subject to easement to New England Power company dated August 8, 1924, and recorded with said Deeds in Book 2343, Page 429, if same affects the locus.

Being the same premises conveyed to me by Lionel R. LeClaire and Gertrude F. LeClaire dated February 22, 1984, recorded with said Deeds, Book 8094, Page 267.

Property address: 21 North Avenue, Mendon, MA

Mar 31 12 41 PM '88

Executed as a sealed instrument this 31st day of March 1988

James M. MacDonald

The Commonwealth of Massachusetts

Worcester

ss.

March 31,

1988

Then personally appeared the above named

James M. MacDonald

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

Before me, *James L. Roberti*
James L. Roberti Notary Public ~~XXXXXXXXXXXX~~
My commission expires May 8, 1992

ATTEST: WORC., Anthony J. Vigliotti, Register