

I, VIOLA M. BROOM

of Upton, Worcester County Massachusetts,

~~XXXXXXXXXXXXXXXXXXXX~~

in consideration of \$28,000.00

grants to RICHARD E. F. CHACE, JR. and LYNDIA S. CHACE, husband and wife,
as tenants by the entirety,

of 8 Lower Jones Road
Hopdale, Massachusetts,

with quitclaim covenants

the land ~~XXX~~ with the buildings thereon situated on the easterly side of North Avenue in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows to wit:

BEGINNING at the southwesterly corner of the granted premises at an iron pin at the end of a wall and in the easterly line of North Avenue;

THENCE turning an interior angle of 81° 50' between said wall and the easterly line of said Avenue and running northerly with the easterly line of said Avenue 77 feet to an iron pin;

THENCE continuing northerly by the easterly line of said Avenue 13.0 feet to an iron pin;

THENCE running easterly by land now or formerly of one Powers 193 feet more or less to an iron pin at a wire fence;

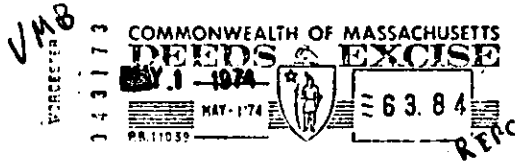
THENCE running southerly 48.4 feet more or less to the center of said stone wall being bounded easterly by land now or formerly of one Spencer and

THENCE turning an interior angle of 94° 50' and running westerly along the center of a stone wall 195.7 feet more or less to the point of beginning.

Said premises are conveyed subject to an agreement with respect to maintaining a fence as set forth in a deed from Clarence A. Taft to Edward T. Powers dated May 5, 1914, recorded with Worcester District Deeds, Book 2053, Page 39, so far as the same may pertain to the above granted premises.

Said premises are conveyed together with and subject to the terms and obligations of a certain written agreement by and between Edward T. Powers et ux and Clarence E. Grant et ux, dated December 4, 1954 and recorded with said Deeds, Book 3644, Page 585.

Being the same premises conveyed to me by deed of Joseph F. Bradley et ux dated 29 May 1973 and recorded with the Worcester District Registry of Deeds, Book 5344, Page 237.



Executed as a sealed instrument this 30th day of April 19 74

Viola M. Brown

The Commonwealth of Massachusetts

Worcester ss. April 30, 19 74

Then personally appeared the above named

VIOLA H. BROOK

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

Before me, *Aldo B. Consigli*
 ALDO B. CONSIGLI, JR., Notary Public
 My commission expires December 13, 19 79

Recorded MAY 1 1974 at 9 h. 58 m. A.M.