

I, Thomas C. Phipps,

of 230 Mechanic Street, Upton, Worcester County, Massachusetts

in consideration of One (\$1.00) Dollar

grant to Howard F. Phipps

of 91 North Avenue, Mendon, MA 01756 with quitclaim covenants  
~~therein~~

A certain parcel of land with the buildings thereon situated on the easterly side of North Avenue in Mendon, Massachusetts, bounded northerly by land of Sears, one hundred forty (140) feet; easterly by land of Van Der Sluis about two hundred ninety-one (291) feet; southerly by land of Van Der Sluis one hundred seventy-five (175) feet; and westerly by said North Avenue two hundred ninety-one (291) feet.

For my title see deed from Pearl F. Taft to W. Francis Phipps and Mabel L. Phipps dated July 13, 1943 and recorded with Worcester District Registry of Deeds, Book 2890, Page 466. Also see Estate of Wilbur F. Phipps, Worcester Probate Court, Docket No. 88P3615A1.

PROPERTY ADDRESS: 111 North Avenue, Mendon, MA

SEP 29 11 29 AM '88

Executed as a sealed instrument this 30th day of November 1988

*Thomas C. Phipps*  
Thomas C. Phipps

The Commonwealth of Massachusetts

Worcester

ss.

November 30, 1988

Then personally appeared the above named Thomas C. Phipps

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

Before me, *[Signature]*

Notary Public  
Justice of the Peace

My commission expires

2/17 1995

ATTEST: WORC., Anthony J. Vigliotti, Register