

We, John M. Watt, Jr. and Dorothy Ann Watt, husband and wife, both of Milford, Worcester County, Massachusetts, for the full consideration of \$38,000.00 paid

grant to Walter Luczkow and Katrina A. Luczkow, husband and wife as tenants by the entirety, both

of North Avenue, Mendon, said Worcester County,

with quitclaim covenants the land in Mendon, bounded and described as follows:

Being the same premises conveyed to M. Morton Goodnow et ux. by Donald W. Goodnow et als., by deed dated December 27, 1956, recorded with Worcester District Registry of Deeds, Book 3834, Page 16, and bounded and described in said deed as follows, to wit:--

"A certain tract or parcel of land, with the buildings thereon, situated on the westerly side of North Avenue, in said Mendon, and being more particularly bounded and described as follows, to wit:--

Beginning at the northeasterly corner of the granted premises at a point in the westerly line of said Avenue at land of one Simmons which point is .77 feet distant S. 55° 50' 19" W. of a stone bound;

thence S. 25° 21' 25" E. by the westerly line of said Avenue 184.41 feet to a point;

thence S. 65° 00' 19" W. by remaining land of the grantors to be conveyed to Everett F. Goodnow et ux., 234.17 feet to a stake;

thence N. 20° 23' 36" W. by land of one Mahern, formerly of one Quigley, 149.21 feet to a stake;

thence N. 55° 50' 19" E. in part by said last mentioned land and in part by said Simmons land 139.73 feet to a stone bound;

thence continuing the same course by said Simmons land 84.23 feet to the point of beginning."

For title see deed of Barry B. Hawkins et ux to us, dated May 12, 1971, and recorded with Worcester District Registry of Deeds, Book 5114, Page 575.

GRANTEE(S) ADDRESS:



Executed as a sealed instrument this 18th day of June 1976

Dorothy Ann Watt
John M. Watt, Jr.

The Commonwealth of Massachusetts

Worcester, ss. June 18, 1976

Then personally appeared the above named John M. Watt, Jr. and Dorothy Ann Watt

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

Before me, *William A. Murray III*
William A. Murray, III Notary Public

My commission expires 1/29 1982

Recorded JUN 22 1976 at 2 h. 44 m. P.M.