

I, Robert J. Noonan

of Mendon Worcester County, Massachusetts

~~for consideration paid, and in full consideration of~~ less than \$100.00

grants to Elizabeth M. Noonan

of North Avenue, Mendon, Worcester County, Massachusetts with quitclaim covenants  
~~therein~~

~~HEREFOLLOWSTHEDESCRIPTION~~

All my right, title and interest in and to a certain tract or parcel of land with the buildings thereon situated on the easterly side of North Avenue in said Mendon and being more particularly bounded and described as follows, to wit:-

Beginning at a stone bound at the southerly corner of land of one Pickard on the easterly side of said North Avenue; thence

N. 43° 12' E. 181.50 feet by said Pickard land to a stone bound; thence

N. 25° 32' E. 182.75 feet by said Pickard land to a drill hole in a wall; thence

S. 49° 48' E. 415.00 feet for the most part by a stone wall and by land of one Mitchell to a corner of walls; thence

S. 23° 47' W. 198 feet by a stone wall to a point on said wall at land of one Hersey; thence

N. 66° 13' W. 110.00 feet by said Hersey land to a stone bound; thence

S. 23° 47' W. 223.50 feet by said Hersey land to a stake at said North Avenue; and thence

Northwesterly by said North Avenue 403 feet more or less to the stone bound at the point of beginning.

Said premises are conveyed subject to a right of way of record 20 feet in width along the northwesterly side of the granted premises extending from said North Avenue to land of said Mitchell as shown and set forth on plan hereinafter referred to.

Said premises are shown on Plan entitled Plan of Part of Land of Henry A. Daniels, Mendon, Mass. Aug. 1954 Scale 1" = 40' by Eastman and Corbett Inc., Civil Engineers, filed with Worcester District Deeds, Plan Book 200, Plan 123.

Being the same premises conveyed to Robert J. Noonan and Elizabeth M. Noonan by deed of Vincent Votolato, Sr., et ux dated August 21, 1968 recorded with Worcester District Registry of Deeds, Book 4878 Page 105.

This conveyance is made subject to any and all encumbrances of record, and to a mortgage to the Milford Federal Savings and Loan Association which mortgage the grantee assumes and agrees to pay.

Witness my hand and seal this 28th day of March 1977

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*Robert J. Noonan*  
Robert J. Noonan

The Commonwealth of Massachusetts

Norfolk, ss.

March 28, 1977

Then personally appeared the above named Robert J. Noonan

and acknowledged the foregoing instrument to be his

free act and deed, before me

*Paul B. Catalano*  
Notary Public — ~~XXXXXXXXXX~~

My Commission Expires 4/9/82, 19

Recorded MAR 31 1977 at 11 h. 4 m. A.M.