I, Elizabeth M. Noonan of Mendon, Worcester

County, Massachusetts

grants to Grace W. Harde, of 35 Evergreen Avenue, Rye, New York

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with quitrlaim covenants

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## (Description and encumbrances, if any)

A certain tract or parcel of land, together with the buildings thereon, situated on the easterly side of North Avenue in Mendon, Worcester County, Massachusetts, being Lot B on a plan entitled "Land in Mendon, Mass. of Robert J. & Elizabeth M. Noonan, Proposed Division, from Plan of Eastman & Corbett, Inc., H. A. Daniels Property, Aug. 1954, Plan Book 200, Plan 123, Worc. Reg. Deeds, Scale 1" = 40', May 6, 1974, Paul V. Swanson, R.L.S." and recorded with Worcester District Deeds, Plan Book 399, Plan 77 and bounded and described therein as follows:

- BEGINNING at the southerly corner of the granted premises at North Avenue,
- THENCE N. 39<sup>O</sup> 27' 30" E., and bounded easterly by Lot A, 412.09 feet to a point on a wall, being the northerly corner of the granted premises;
- THENCE N. 49 48 W., along said wall, and bounded northerly by land now or formerly of one Mitchell, 265.00 feet to a point at land now or formerly of one Pickard;
- THENCE S. 25° 32' W., and bounded westerly by land now or formerly of said Pickard, 182.75 feet to a point;
- THENCE S. 43° 12' W., and bounded southerwesterly by said Pickard land, 181.5 feet to a stone bound at the corner of the granted premises at said North Avenue, which bound is 5 feet northwesterly of a W.C.H. bound;
- THENCE by a curve with a radius of 1861.04 feet and bounded southwesterly by said North Avenue, 238.00 feet to the point of beginning.

Subject to a right of way on the westerly side of the said granted premises as reserved in deed recorded in Book 3630, Page 38; and subject to an easement as to pipes and well rights as recorded in Book 2174, Page 91, Worcester District Registry of Deeds, as the same effects the locus.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to me by Deed of Robert J. Noonan dated March 28, 1977 and recorded with Worcester District Deeds, Book 6149, Page 162.

Said premises are conveyed subject to a mortgage from Vincent Votolato, Sr., et ux. to the Milford Federal Savings and Loan Association, dated 25 May 1962 and recorded in Book 4283, Page 498 which the grantee agrees and assumes to pay the balance of \$11,140.58.

Subject to real estate taxes for the fiscal 1977-1978 year which the grantee agrees and assumes to pay.

Witnessmy.	hand and seal this	21st_	day ofJ.v	<u>ly</u> 197	7
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	The Commons	ralth of Mai	esarlpusetts .		
Worcester,	ss.			July 21, 19	77
Then personally	appeared the above named	Elizabet	h M. Noonan		
and acknowledged the	e foregoing instrument to be	her	free act and de	ed, before me	ij/
		A My C	lfred B. Cen	edella, Jr. 10-13	83
E COWWON	WEALTH_OF MASSACHUSET	TS			
F DEE	DS & EXCISI	FC .			

Recorded JUL 2 6 1977 at 3 h. 54m. P.M.