

We, ROBERT VANDERSLUIS and ELIZABETH VANDERSLUIS, husband and wife, as tenants by the entirety, both

of Mendon,

Worcester County, Massachusetts

~~things common~~ for the sum of FIFTY-THOUSAND AND NO/100 DOLLARS ----- consideration paid
grant to R.
JAMES VANDERSLUIS

of 86 Northbridge Road, Mendon,
Worcester County, Massachusetts

with quitclaim covenants

~~book~~

LAND IN MENDON.

(Description and encumbrances, if any)

PARCEL 1.

The land in said Mendon, on the easterly side of the road from Mendon to Upton, called "North Avenue", with buildings thereon, being bounded and described as follows as the first parcel in deed from George L. Taft, et als. to Leonard E. Taft, November 27, 1922, recorded with the Worcester District Registry of Deeds, Book 2287, page 395, bounded as follows: - "northerly and westerly by that land belonging to Edward H. Taft, at the time of his death, comprising what was known as the "Moffitt Place" and which was conveyed to him in two deeds, one from Joseph G. Davenport dated January 26, 1861, recorded with Worcester District Deeds, Book 635, Page 358, the other from Amariah A. Taft, dated January 6, 1861, recorded with said deeds, Book 635, Page 359; then northerly again by land formerly of Seth T. Davenport, now of Ora P. Davenport and others; easterly by the "Eight Rod Road", so called; southerly by land, now or formerly of the heirs of Albert N. Darling and land of George H. Darling; westerly by land of John W. Esty and land formerly of William W. Nelson, now of Susan Minnie Taft; then southerly again by said Nelson land; thence westerly again by land of George G. Davenport; thence southerly again by said Davenport land; then westerly again by said "North Avenue". The described premises comprise one hundred (100) acres, more or less." (See deed from Susan Minnie Taft to Peter Van Der Sluis and Arnold Vandersluis, dated November 1, 1930, recorded Worcester District Deeds, Book 2532, Page 56.)

EXCEPTED, HOWEVER, from the above described parcel, is the parcel of land conveyed to Robert H. Vandersluis and Vicki A. Vandersluis by Robert Vandersluis and Elizabeth Vandersluis by deed dated December 7, 1974, recorded at Worcester District Deeds Book 5636, Page 187, also shown at Worcester District Deeds, Plan Book 406, Plan 68.

PARCEL 2.

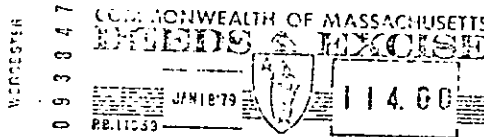
Also, a parcel of land adjoining the above described premises, bounded and described as follows: - "Beginning at the Southwesterly corner of the premises at other land of the grantor, at a point 175 feet easterly of the east side of said road, North Avenue; thence easterly 1535 feet and northerly 420 feet by other land of Vandersluis; thence westerly by land of Ora Davenport 1664 feet to the easterly side of said road, North Avenue; thence southerly on North Avenue, 15 feet; thence easterly by a line parallel with said Davenport land and 15 feet southerly therefrom by other land of Rufus E. Taft 125 feet to a point; thence southerly by other land of said Rufus E. Taft to point of beginning." See deed Rufus E. Taft to Arnold and Peter VanDerSluis, dated May 27, 1939, recorded with Worcester District Deeds, Book 2745, Page 583. Both of above parcels being the same premises conveyed to Peter VanDerSluis by deed dated January 24, 1940, recorded with Worcester District Deeds, Book 2767, Page 101.

PARCEL 3.

Also a parcel of land adjoining above, situated in said Mendon on the easterly side of North Avenue, being the same premises described in a deed from Howard Sears and Katherine Sears to Peter Van Der Sluis dated July 22, 1942, recorded with Worcester District Deeds, Book 2866, Page 105; and bounded and described in said deed as follows:- "Beginning at the northwesterly corner of the granted premises at said road and at land, now or formerly, of VanDerSluis; thence easterly one hundred twenty-five (125) feet and southerly one hundred eighty-four (184) feet, the last two lines bounding on land of said VanDerSluis, to land, now or formerly of Rufus E. Taft; thence westerly one hundred forty (140) feet by said Taft land; thence northerly on said road one hundred seventy (170) feet to the point of beginning." Being the premises described in Deed from Rufus E. Taft to Howard and Katherine Sears, dated July 31, 1939, Worcester Deeds, Book 2754, Page 46.

The above three parcels of land are conveyed subject to easements and restrictions of record insofar as the same are now in force and applicable.

For grantor's title, see deed of Peter Van Der Sluis to them dated June 7, 1945, recorded with said deeds, Book 2957, pages 527, 528.



Witness our hand and seal this 13th day of January 1979

Robert VanderSluis
Elizabeth VanderSluis

The Commonwealth of Massachusetts
Worcester ss. January 13 1979

Then personally appeared the above-named ROBERT VANDERSLUIS and ELIZABETH VANDERSLUIS

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

Henry J. Frank
Notary Public

My Commission expires 4/14 1983

Recorded JAN 18 1979 at 3 h 19 m P M