

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

We, JAMES M. KENNELLY, of Milford, Massachusetts and PHYLLIS KENNELLY,
of 58 North Avenue, Mendon, Worcester County, Massachusetts

~~for consideration~~ for consideration paid, and in full consideration of Less than One Hundred
Dollars

grant to PHYLLIS KENNELLY,

of 58 North Avenue, Mendon, Massachusetts, with quitclaim covenants

~~the land~~ Certain premises located on North Avenue in the Town of
Mendon in said County of Worcester, described as follows:

[Description and encumbrances, if any]

Beginning on the westerly side of said Avenue at land now or formerly
of one Bennett as the wall now stands;

Thence northerly by the westerly side of said Avenue, one hundred (100)
feet to a bound at land now or formerly of Gladys B. Holmes;

Thence turning an interior angle of 90° and running westerly by said
Holmes land, one hundred seventy-six (176) feet to a wall at said
Holmes land;

Thence southerly by said last-mentioned land as the wall now stands,
one hundred seventy-four (174) feet to said Bennett land;

Thence northeasterly by said Bennett land as the wall now stands to
the westerly side of said North Avenue, the point of beginning.

The granted premises are conveyed subject to the restriction that no
building shall be erected within 45 feet of said North Avenue.

The granted premises are also conveyed subject to the restriction
that no house shall be erected thereon costing less than \$2,000.00.

This conveyance is made subject to the foregoing restrictions only if
they are now in force, and the recital of them in this deed shall
not reimpose them or extend their operation.

Being all and the same premises conveyed to us by deed of Margaret E.
Swanson, dated October 10, 1968 and recorded with the Worcester Dis-
trict Registry of Deeds, Book 4892, Page 401.

Witness hand s and seal s this 11 day of October, 19 84

James M Kennelly
 JAMES M. KENNELLY
Phyllis Kennelly
 PHYLLIS KENNELLY

The Commonwealth of Massachusetts

Worcester, ss. 11 October 19 84

Then personally appeared the above named James M. Kennelly and Phyllis Kennelly and acknowledged the foregoing instrument to be their free act and deed, before me

Michael J. [Signature]
 Notary Public - ~~State of the State~~

My commission expires Sept 29 19 89

~~(REDACTED)~~

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded NOV 14 1984 at 9 h. 25m. AM