

We, R. CHRISTOPHER NOONAN, JULIE A. NOONAN and SUSAN ALEXANDER, now
Susan Alexander Noonan

of Mendon, Worcester County, Massachusetts,

~~XXXXXXXXXX~~ for the full consideration of Less than ONE HUNDRED (\$100.00) DOLLARS paid

grant to R. CHRISTOPHER NOONAN and SUSAN ALEXANDER NOONAN, husband and wife,
tenants by the entirety, both

of 59 North Avenue, Mendon, Massachusetts

with quitclaim covenants ~~the XXXXX~~

Property Address: 59 North Avenue, Mendon, MA

Dec 23 2 37 PM '87

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 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.", filed with with Worcester District Registry of Deeds, Plan Book 399, Plan 77, and bounded and described as follows:

Beginning at the southerly corner of the granted premises at North Avenue;

THENCE N. 39° 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 southwesterly 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 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, both in said Worcester District Registry of Deeds, as the same affects the locus.

For title, see Deed of Grace W. Harde to us dated November 21, 1986 and recorded with said Deeds in Book 9997, Page 178.

Executed as a sealed instrument this 21st day of December 1987

_____ R. Christopher Noonan
 _____ Julie A. Noonan
 _____ Susan Alexander Noonan

The Commonwealth of Massachusetts

Worcester ss. December 21 19 87

Then personally appeared the above named Julie A. Noonan

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

 Joseph A. Galloni Notary Public
 My commission expires October 14, 19 94

ATTEST: WORC., Anthony J. Vigliotti, Register