

We, James A. Barrows and Mary E. Barrows, husband and wife, as tenants by the entirety, both

of Mendon, Worcester County, Massachusetts

for ONE HUNDRED TWENTY TWO THOUSAND (\$122,000.00) DOLLARS consideration paid grant to Leonard A. Ball and Ellen G. Ball, husband and wife, as tenants by the entirety, both

of 58 North Avenue
Mendon, Massachusetts 01756

with quitclaim covenants

~~XXXXXX~~
the land in

Property Address: 58 North Avenue, Mendon, MA 01756

(Description and encumbrances, if any)

The land on North Avenue in the town of Mendon, County of Worcester and Commonwealth of Massachusetts, more particularly described as follows:

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 and 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 restrictions 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 the same premises conveyed to the grantors by deed of Phyllis Kennelly, dated June 11, 1986 and recorded at the Worcester District Registry of Deeds in Book 9514, Page 242.

DEC 5 1 31 PM '90

Witness OUR hand and seal this 30th day of August 1990

DEEDS REG 20
WORCESTER
05/05/90
CANCELLED

TAX 556.32
CASH 556.32
3778A140 155:17
EXCISE TAX

James A. Barrows
JAMES A. BARROWS

Mary E. Barrows
MARY E. BARROWS

Commonwealth of Massachusetts

Worcester County ss. August 30, 1990.

Then personally appeared the above-named

James A. Barrows and Mary E. Barrows

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

Mary E. Barrows

My commission expires March 30, 1993

Justice of the Peace
Notary Public

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.

ATTEST: WORC., Anthony J. Vignotti, Register