

We, Lionel J. Martin and Bertha Martin, husband and wife, both
of Mendon, Worcester County, Massachusetts,
being ~~now~~ married, for consideration paid, grant to Gertrude G. Larkin

of Milford, in said County

with quitclaim covenants

the land in said Mendon, in said County of Worcester, with the buildings
[Description and encumbrances, if any]

thereon, being all the same premises described in deed of Alfred J. Lague et ux to Jean Paul Paquin et ux, dated July 3, 1950, and recorded in Worcester District Registry of Deeds, Book 3265, Page 592, and bounded and described in said deed as follows:

"Those first and second tract or parcels of land described in the deed of Francis A. Waldin to Susan Taft, dated August 10, 1908, and recorded with Worcester District Deeds, Book 1884, Page 551.

The first parcel contains fifty acres more or less with buildings thereon and is situated on the southerly side of the road leading from Albeeville to Uxbridge, bounded northerly by said road; east by the road leading from Albeeville to the Chestnut Hill Meeting house, David M. Richardson land and the schoolhouse lot; south by Austin Wood land; and west by land which belonged to Nathan G. Daniels, deceased.

The second parcel or tract of land lies opposite the house on the first tract on the northerly side of said Uxbridge road; contains ten acres, more or less, bounded north by Blanchard land and land now or formerly owned by Alanson Taft; east by Blanchard land; south by said Uxbridge Road; and west by land now or formerly of Luther L. Taft."

Said premises are conveyed subject to the taxes for the year 1953 which the grantees thereby assume and agree to pay as part consideration for this deed.

Said premises are conveyed subject to highway takings by the town of Mendon by instruments dated August 30, 1935 and August 24, 1937 recorded Book 2649, Page 152 and Book 2703, Page 168, in said Registry of Deeds.

Said granted premises are conveyed subject to a mortgage from Arthur J. Paquette et ux to the Milford Savings Bank dated May 7, 1953 and recorded in Worcester District Registry of Deeds, Book 3500, page 281, the balance of which is about \$6100.00 which the grantee hereby assumes and agrees to pay.

For our title see deed of Francis E. Larkin to Lionel J. Martin and Bertha Martin dated December 19, 1953 and recorded in Worcester District Registry of Deeds, Book 3562, Page 340.

