

We, Dale A. Bradbury, of 6319-3 Riverwalk Lane, Jupiter, Florida 33458 and Julie C. Bradbury, of 38 Taft Street, Mendon, MA, husband and wife, as tenants by the entirety

of

~~Worcester County, Massachusetts~~

in consideration of a property settlement as part of a divorce, see Worcester Probate and Family Court Docket No. 92D-1371-DV1,

grant to Julie C. Bradbury, of 38 Taft Street, Mendon, Worcester County, MA

of

with ~~quitclaim reverts~~ the land with buildings thereon, in Mendon, Worcester County, situated on Taft Avenue, a private way, and being lot numbered 21 on "Plan of ~~the book~~ Lakeside Park, Mendon, MA., owned by Luther E. Taft's Heirs, June 1917" recorded with Worcester District Deeds, Plan Book 31, Plan 50; together with a right of way in common with others over said Taft Avenue, as shown on said plan.

Also two other parcels on said Taft Avenue being bounded and described as follows:

FIRST PARCEL A certain parcel of land with the buildings thereon situated on the easterly side of Taft Avenue in Mendon, being Lot #20 as shown on "Plan of Lakeside Park, Mendon, MA., owned by Luther E. Taft's heirs, June, 1917" filed with Worcester District Deeds, Plan Book 31, Plan 50 and more particularly bounded and described as follows, to wit: -

WESTERLY by said Taft Avenue as shown on said plan, 50 feet;
SOUTHERLY by Lot 19 as shown on said plan, 100 feet;
EASTERLY by land now or formerly of one Barca, 50 feet; and
NORTHERLY by Lot 21 as shown on said plan, 100 feet.

SECOND PARCEL A certain tract or parcel of land situated northeasterly of Taft Avenue, in said Mendon, adjoining the easterly line of lots 19, 20 and 21 as shown on "Plan of Lakeside Park, Mendon, Mass. June 1917, Henry W. Gaskill, C.E." filed with Worcester District Deeds, Plan Book 31, Plan 50, and being more particularly bounded and described as follows, to wit: -

Beginning at a cement post at the southwesterly corner of the granted premises at the southeasterly corner of Lot 19, as shown on said plan; thence

NORTH 67° 05' East by the southerly line of said Lot 19 extended easterly and land of one Barca, formerly of Sidney Smith Realty Co., Inc., 50.0 feet to a stake; thence
NORTH 22° 55' West by last mentioned land, 124 feet, more or less, to a drill hole in a stone wall; thence
WESTERLY by said stone wall, 50 feet, more or less, to a point in the easterly line of Lot 21, as shown on said plan; and thence
SOUTH 22° 55' East by said Lots 21, 20 and 19, 137 feet, more or less, to the point of beginning.

Said land with buildings thereon and parcels are conveyed subject to a first mortgage to the Milford Federal Savings and Loan with a principal balance of \$79,973.00, which mortgage, the grantee, by her acceptance of this deed, assumes, agrees to pay and agrees to hold Dale A. Bradbury harmless thereon.

For grantors' title, see deed recorded at the Worcester County Registry of Deeds in Book 10406, Page 338.

Property: 38 Taft Street, Mendon, MA

JUL 26 1993 Recorded 9 AM

Executed as a sealed instrument this 7th, day of July 1993

Dale A. Bradbury
Dale A. Bradbury

Julie C. Bradbury
Julie C. Bradbury

The Commonwealth of Massachusetts

Barnstable, ss.

July 7, 1993

Then personally appeared the above named Dale A. Bradbury

and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Robert J. Donahue
Robert J. Donahue Notary Public — ~~COMMISSION EXPIRES~~
My commission expires April 15 1994

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth ss.

July 7, 1993

Then personally appeared the above named Julie C. Bradbury and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Christopher L. Sullivan
Christopher L. Sullivan, Notary Public
My commission expires: February 5, 1999

ATTEST: WORC., Anthony J. Vigliotti, Registrar