

RETURN TO: WILLIAM A. MURRAY
MURRAY LAW OFFICES
P.O. Box 696
Milford, Ma. 01757

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

20168

We, JAMES H. ARMSTRONG AND DORIS F. ARMSTRONG, husband and wife,
of both Mendon Worcester County, Massachusetts,

~~being unmarried~~ for consideration paid, and in full consideration of less than \$100.00

grant to BETTE J. ARMSTRONG, 51 Grafton Rd., Upton, MA and *
JAYME A. ARMSTRONG, 17 Wildwood Ave., Upton, MA
AS TENANTS IN COMMON with quitclaim covenants

~~the xxxxxx~~

[Description and encumbrances, if any]

All the same premises conveyed by deed of Carl M. Wentworth, Administrator of the Estate of Silas E. Wentworth to James H. Armstrong et ux, dated January 31, 1961 and recorded with Worcester District Registry of Deeds Book 4172, Page 433 and bounded and described in said deed as follows:

"Two certain parcels of land situated in the southerly part of Mendon, easterly of the county road leading from Mendon to Millville, called Millville Road, being bounded and described as follows:

PARCEL 1. Those premises, including the buildings thereon, described as "Tract 1" in deed of Chester C. Shattuck to W. Mark Wagner, et al., dated September 2, 1944, recorded with Worcester District Registry of Deeds, Book 2931, Page 429, and described in said deed as follows: "Tract 1. A certain tract of land situated in the southerly part of said Mendon, being the old Willis Southwick homestead estate, and are the same premises deeded to Willis Southwick by Rufus Southwick, containing thirty eight (38) acres, more or less, and is situated Easterly from the road leading from Albeeville to Chestnut Hill, and is bounded on the North by land formerly of Johnson Legg; on the East by land formerly of Phebe Aldrich; on the South by land now or formerly of Dudley Taft and land formerly of Arnold Taft and Stephen Taft; and on the West by land now or formerly of said Willis Southwick, which separates the above described tract from the aforesaid road."

PARCEL 2. Commencing at a corner of the wall on the westerly line of the first parcel above described and on the northerly side of the road that crosses the premises at land formerly of Arnold Taft;

THENCE westerly with said wall and the north line of said road to land of one Robert Bartlett at a stone in the wall;

THENCE S. 82° W., 187.5 feet to a point on said road line at line of premises deeded by W. Mark Wagner, et al. to said Robert Bartlett;

THENCE S. 26° E., 72.5 feet to a stone at the southeast corner of said Bartlett's land;

THENCE easterly by land now or formerly of W. Mark Wagner, et al. to a stake near a rock on the line of Parcel 1;

THENCE northerly 75 feet to the point of beginning.

Being a portion of "Tract 2" as described in said deed from Chester C. Shattuck to W. Mark Wagner, et al.

Together with the right to pass with vehicles or otherwise over the old road across said Bartlett land; and subject to the rights of W. Mark Wagner and Carl F. Wagner, their heirs and assigns and all others having rights in said road thru the granted premises, to the right to use said road with vehicles or otherwise.

For title see deed of W. Mark Wagner, et al. to Silas E. Wentworth, dated March 17, 1945, recorded with said Deeds, Book 2950, Page 276."

(*Individual — Joint Tenants — Tenants in Common.)

Millville Rd Mendon

MAR 15 1995 Recorded 9 AM

EXCEPTING THEREFROM a right of way from James H. Armstrong and Doris F. Armstrong to Robert D. Bartlett et ux off the easterly side of Millville Rd. approximately 178 feet long and 12 feet wide, as shown on deed dated June 23, 1970, recorded with Worcester District Registry of Deeds Book 5043, Page 267.

The original deed from Carl M. Wentworth, Administrator to James H. and Doris F. Armstrong dated January 31, 1961 recorded in Worcester Registry of Deeds Book 4172, Page 433 was corrected and amended by a lawsuit in the Worcester Superior Court Docket #90-3398 which added to the original deed 4.93 acres under Andrews Plan dated September 26, 1989 recorded in said Registry Plan Book 685, Plan 123.

RESERVING, HOWEVER, a life estate for the said Doris F. Armstrong for the duration of her natural life.

Witness our hands and seal s this 31st day of August, 19 94

Doris J. Armstrong
James H. ^{HIS} Armstrong
MARK

Witness to Mark
William A. Murray
Doris J. Armstrong

The Commonwealth of Massachusetts

Worcester ss. August 31, 1994

Then personally appeared the above named James H. Armstrong and Doris F. Armstrong

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

William A. Murray
WILLIAM A. MURRAY Notary Public ~~in the State of Massachusetts~~
My commission expires February 28, 1997

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. Vigliotti, Register