

RETURN TO: WILLIAM A. MURRAY
MURRAY LAW OFFICE
260 Main Street
P.O. Box 696
Milford, MA 01757

25.00
25.00
JEM

We, BETTE J. ARMSTRONG, 51 Grafton Rd., Upton, MA and JAYME A. ARMSTRONG, 17 Wildwood Ave., Upton, MA

~~Upton, MA~~, Worcester County, Massachusetts,

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 JOINT TENANTS

WITH QUITCLAIM COVENANTS

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 ads 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;

Property Address: Millville Rd., Mendon, MA

JUL 21 1999 Recorded 9 AM

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 D. 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."

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 tot he 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.

For title see deed of James H. Armstrong et ux to Bette J. Armstrong and Jayme A. Armstrong dated August 31, 1994, recorded with Worcester District Registry of Deeds in Book 16922, Page 64.

Witness our hands and seals this 29th day of June 1999.


BETTE J. ARMSTRONG


JAYME A. ARMSTRONG

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 29, 1999

Then personally appeared the above named Bette J.. Armstrong and Jayme A. Armstrong and acknowledged the foregoing instrument to be their free act and deed, before me



WILLIAM A. MURRAY

Notary Public

My commission expires: 1/29/2004

ATTEST: WORC. Anthony J. Vigliotti, Register