

We, Peter Areano, Jr. and Claire Areano, husband and wife, both

of Mendon, Worcester

County, Massachusetts,

~~expressly~~ for consideration paid, grant to Charles W. Morgan and Ann V. Morgan, husband and wife, as tenants by the entirety, both

of said Mendon

with quitclaim warranties

~~expressly~~ a one-half undivided interest in and to a certain parcel of

[Description and circumstances, if any]

land with the buildings thereon, situated in the Town of Mendon in the County of Worcester and Commonwealth of Massachusetts, known as the Homestead Farm of Alonzo Taft, and situated on the easterly side of the road leading from Albeeville to Mendon, being the first tract mentioned in the deed of Annie E. Barnes to Percy T. Kinsley, dated February 13, 1926, and recorded with Worcester District Deeds, Book 2396, page 242, and bounded and described in said deed as follows:-

"Beginning at the northeasterly corner of said tract on said road by land of Ellis and George Taft; thence S. $87\frac{1}{2}^{\circ}$ E. 11 rods; thence S. $87\frac{2}{3}^{\circ}$ E. 13 rods, 10 links; thence N. $83\frac{1}{2}^{\circ}$ E. 23 rods 11 links; thence N. $73\frac{1}{2}^{\circ}$ E. 6 rods, 15 links; thence N. 76° E. 6 rods; thence N. $80\frac{1}{2}^{\circ}$ E. 20 rods to a corner of wall by land of Ruth Wilber; these several lines bounded on land of said Ellis and George Taft; thence S. $32\frac{1}{2}^{\circ}$ E. 12 rods, 12 links; thence S. $29\frac{1}{2}^{\circ}$ E. 6 rods; thence S. $26\frac{1}{2}^{\circ}$ E. 10 rods; thence S. $28\frac{1}{2}^{\circ}$ E. 8 rods, 22 links; thence S. $29\frac{1}{2}^{\circ}$ E. 16 rods to a corner of wall by land of Amariah Taft and others; these several lines are on land of said Ruth Wilber; thence westerly partly on land of Amariah Taft and partly on land of James McNay about one hundred and ten rods to said road; thence northerly by and with said road to the bound first mentioned."

Excepting therefrom that portion which was taken by the Town of Mendon for the re-location of Millville Road, the taking being recorded in the Worcester District Registry of Deeds, Book 2604, page 68 and also any rights, if any, which the Worcester Suburban Electric Company may have acquired by Deed of Edward N. Kinsley et al, dated July 6, 1934, and recorded in Worcester District Deeds in Book 2643 at Page 186 in regard to erecting and maintaining poles on said property.

Said premises are conveyed subject to a mortgage to the Old Colony Co-operative Bank dated April 2, 1948 and recorded in said Registry, Book 3113, Page 154.

Said premises being all the same premises conveyed to Peter Areano, Jr. and Claire Areano by Frank E. Dogil and Amelia E. Dogil, by deed dated April 2, 1948, and recorded in said Registry, Book 3113, page 151.

The consideration being less than ONE HUNDRED (\$100.00) DOLLARS, no Federal documentary stamps are hereto affixed.