

I, J. Arthur Roy of 15 Angel Road, East Douglas, Massachusetts, being married, for consideration paid, and in full consideration of One Dollar and in satisfaction of Divorce Order, Worcester Probate Court Docket No. 91D-3636 entered on December 1, 1992, grant to Dawn M. Roy of 108 Millville Road, Mendon, Massachusetts with quitclaim covenants all my right title and interest in and to

the land in Mendon, Worcester County, Massachusetts, with the buildings thereon situated on the south-easterly side of Millville Road and the northerly side of Lovell Street, bounded and described as follows:

Beginning at the most northerly corner of the parcel to be described on the southeasterly side of Millville Road at the most westerly corner of land now or formerly of Frederick J. Kelley, Jr.;

Thence South 48° 15' 38" East two hundred fifty and 00/100 (250.00) feet to a point;

Thence South 25° 51' 18" West three hundred ten and 58/100 (310.58) feet to a drill hole in the stone wall on the northerly side of Lovell Street, the last two courses being by said Kelley land;

Thence North 85° 13' 22" West by Lovell Street fifty-two and 72/100 (52.72) feet to a point;

Thence South 67° 04' 49" West by Lovell Street one hundred sixty-five and 47/100 (165.47) feet to a point at land now or formerly of Fern Wagner;

Thence North 72° 51' 48" West partially by a stone wall one hundred two and 27/100 (102.27) feet to a point;

Thence North 22° 58' 34" East seventy-seven and 95/100 (77.95) feet to a point;

Thence North 28° 08' 00" East twenty-seven and 96/100 (27.96) feet to a point;

Thence North 37° 38' 01" East twenty-three and 56/100 (23.56) feet to a point at land now or formerly of Bessie M. Randor, the last four courses being by said Wagner land;

Thence North 43° 52' 56" East twenty-eight and 19/100 (28.19) feet to a point;

Grantee Address: 15 Angel Road, East Douglas, MA
Property Address: 108 Millville Road, Mendon, MA

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Thence North 49° 49' 37" East fifty-eight and 20/100 (58.20) feet to a point;

Thence North 77° 56' 26" East thirteen and 50/100 (13.50) feet to a point;

Thence North 02° 50' 00" East forty-three and 00/100 (43.00) feet to a point;

Thence North 11° 00' 00" twenty-four and 50/100 (24.50) feet to a point;

Thence North 16° 23' 01" East eighty-one and 59/100 (81.59) feet to a point;

Thence North 33° 17' 50" West fifty-seven and 56/100 (57.56) feet to a point in the Southeasterly side of Millville Road, the last seven courses being by said Randor land;

Thence Northeasterly by Millville Road by a curve to the left having a radius of 341.55 feet, a distance of fifty-eight and 91/100 (58.91) feet to a point;

Thence North 46° 05' 40" East by Millville Road one hundred and 50/100 (100.50) feet to the point of beginning.

Containing 111,753 square feet of land and being shown as Lot 1 on a plan entitled "Plan of Land in Mendon, Mass." dated March 17, 1980 by Bianchi Engineering Co., Inc., recorded with the Worcester District Registry of Deeds, Plan Book 476, Plan 56.

Being the same premises conveyed to me as a joint tenant and not as a tenant in common by deed of Richard G. Morton dated recorded in the Worcester Registry of Deeds, Book 10283, Page 296.

Witness *my* hand and seal this 28th day of December, 1992



J. ARTHUR ROY

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

28 December, 1992

Then personally appeared the above named, J. Arthur Roy, and acknowledged the foregoing to be his free act and deed.

Before me,



Notary Public
My commission expires: 3-16-95

ATTEST, WORC., Anthony J. Viglotti, Register