

Francis W. Taylor and Barbara A. Taylor, husband and wife as tenants by the entirety, both

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of Milford, Worcester

County, Massachusetts,

~~being conveyed~~, for consideration paid, grant to Anthony J. Mignone, Trustee of Tonanjo Realty Trust under a declaration of Trust dated March 10, 1961 and recorded with Norfolk Registry of Deeds in Book 3883, Page 408

of Franklin, Norfolk County, Massachusetts

with ~~quitclaim covenants~~

~~the land in~~ Two certain parcels of land with the buildings thereon situated in Mendon, Worcester County, Massachusetts, being more particularly bounded and described as follows:

FIRST TRACT: A certain tract or parcel of land with the buildings thereon situated in said Mendon on the Northwesterly side of State Road leading from said Mendon to Uxbridge, and being more particularly bounded and described as follows:

Beginning at the Southeasterly corner of the granted premises at a point in the Northwesterly location line of said highway and at the Southwesterly corner of land of one Rondeau, formerly of one Bennett, which point is 2.00 feet S. $63^{\circ} 01' 45''$ W. from a Massachusetts highway bound, thence N. $29^{\circ} 34'$ W. by said Rondeau land, 207.2 feet to a point; thence continuing the same course by other land of said Rondeau, 210.63 feet to a point; thence N. $56^{\circ} 26' 50''$ W. by land of one Lee, 89.00 feet to a point; thence S. $72^{\circ} 03' 40''$ W. by land now or formerly of one Taft and in part by a stone wall 340.57 feet to a point on said stone wall; thence S. $68^{\circ} 51' 40''$ W. by said stone wall 207.25 feet to a point on said stone wall; thence S. $06^{\circ} 46' 10''$ W. by said Taft land, 329.17 to a point on another stone wall; thence S. $56^{\circ} 11' 40''$ W. 24.00 feet; thence S. $26^{\circ} 50' 40''$ W., 100.00 feet; thence S. $1^{\circ} 02' 40''$ W., 241.85 feet to point at said highway, the last three courses bounding by a stone wall and said Taft land; thence Northeasterly by the Northwesterly location line of said highway, being a curve to the left, having a radius of 1240.00 feet, a distance of 461.09 feet to a Massachusetts highway bound; thence N. $58^{\circ} 26' 50''$ E. by the said location line 295.50 feet to a Massachusetts highway bound; thence Northeasterly by said location line, being a curve to the right, having a radius of 3240.00 feet, a distance of 257.10 feet, to the point of beginning.

There is excepted from said premises that portion thereof conveyed to Robert F. Hogarth et ux by deed dated August 17, 1961 and recorded with Worcester County Registry of Deeds in Book 4220, Page 536 and which portion consists of Lots 1 and 2 as shown on plan entitled "Land in Mendon, Henry J. Bennett et ux- Owner" dated June, 1955 Milton C. Taft, Civil Engineer, which plan is recorded with said Deeds in Book 207, Plan 98.

SECOND TRACT: A certain tract or parcel of land situated in Mendon on the Southeasterly side of the State Road leading from said Mendon to Uxbridge and being more particularly bounded and described as follows, to wit:

Beginning at the Northeasterly corner of the granted premises at a point in the Southeasterly location line of said highway at the Northwesterly corner of land of one Rondeau, thence S. $58^{\circ} 26' 50''$ W. by said location line 165.95 feet to a Massachusetts highway bound opposite station 22 + 75.56; thence southwesterly by said location line, being a curve to the right, having a radius of 1240.00 feet, a distance of 159.05 feet to a point; thence S $27^{\circ} 52' 40''$ E. by land formerly of one Bennett 69.95 feet to a point; thence N. $65^{\circ} 40' 50''$ E. by land of one Irons and in part by a stone wall 326.81 feet to a point; thence N. $28^{\circ} 48' 10''$ W. by said Rondeau land, 100.89 feet to the point of beginning.

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Said premises are conveyed subject to a mortgage to the Commonwealth of Massachusetts described in instrument recorded with said Deeds in Book 2556, Page 284.

The said premises are conveyed subject to a mortgage to the Milford Federal Savings and Loan Association dated July 24, 1959 and recorded with said Deeds in Book 4043, Page 573.

Consideration being nominal no revenue stamps are required.

~~Witness~~

release to said grantee all rights of tenancy by the curtesy /dower and homestead and other interests therein.

Witness our hands and seals this twenty-eighth day of May 19 63

_____ *Francis W Taylor* (L.S.)
 _____ *Barbara A Taylor* (L.S.)
 _____ (L.S.)
 _____ (L.S.)
 _____ (L.S.)
 _____ (L.S.)

The Commonwealth of Massachusetts

Middlesex ss.

May 28 19 63

Then personally appeared the above named Francis W. Taylor

and acknowledged the foregoing instrument to be his free act and deed, before me
Anthony DiCicco Jr.
 Anthony DiCicco Jr., Notary Public - ~~State of Massachusetts~~
 My commission expires January 23, 19 65

Recorded June 3, 1963 at 10h. 54m. A. M.

■ END OF INSTRUMENT ■

I. Roland P. Fawthrop
 of Charlton, Worcester County, Massachusetts,
 being unmarried, for consideration paid, grant to Aaron Hammond and Verna M. Hammond,
 husband and wife, of said Charlton, as Tenants by the Entirety,

-ppp-

with warranty covenants

~~the land in~~

~~[Description and encumbrances, if any]~~

A certain parcel of land, with buildings thereon, located at the southwesterly corner of Massachusetts State Highway Route # 31 and Depot Street, in that section of the Town of Charlton, State of Massachusetts, known as Charlton Depot, and being more fully described as follows, to-wit :