

Know all men by these presents

that whereas I, Walter L. Fitzgerald a Deputy Sheriff
 for the County of worcester in the Commonwealth of Massachusetts,
 having on the ninth day of December
 in the year one thousand nine hundred and sixty-five by virtue of a writ of execution,
 which was issued on a judgment recovered at the Central District Court
 holden at Worcester within and for the County of worcester on the
23rd day of November in the year one thousand nine hundred and sixty-five
 by James P. Brown Co., Inc. a Massachusetts corporation duly organized
 by law and having an usual place of business in and of the City and County
 against Geraldine T. Votolato of Worcester
 seized and taken all the right, title, and interest which the said Geraldine T. Votolato
 had on the 12th
 day of March in the year one thousand nine hundred and sixty-five
 being the time when the same was attached on mesne process, in and to the lands hereinafter described, and
 having given the notices of the time and place of sale, and caused to be published the advertisements thereof
 which are required by law, did on the 26th day of March
 in the year one thousand nine hundred and sixty-five make sale of the aforesaid right, title
 and interest, at public auction, to James P. Brown Co., Inc.
 for the sum of Six hundred fifty and no/100----- dollars,
 which amount was bid by the said James P. Brown Co., Inc. and was the highest bid
 made therefor at said auction.

Now, therefore, in consideration of said sum of Six hundred fifty and no/100---

----- dollars
 to me paid by the said James P. Brown Co., Inc.

the receipt of which sum I hereby acknowledge, I do hereby grant, bargain, sell and convey to the
 said James P. Brown Co., Inc.

all the right, title, and interest which the said Geraldine T. Votolato

had at the time when the same was attached as aforesaid, in and to the following described parcel of
 land, namely: 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 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 of a point; thence N. $56^{\circ} 26' 50''$ W. by land of one Lee, 89.00 feet to a point 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; then S. $06^{\circ} 46' 10''$ W. by said Taft land, 329.17 feet 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. $1^{\circ} 2' 40''$ W. 241.85 feet to a 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.

Said premises are conveyed subject to an easement 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 from Francis W. Taylor et ux recorded with Worcester District Registry of Deeds Book 4043, Page 573.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to Geraldine T. Votolato by 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, by Deed dated October 11, 1963 and recorded in Worcester District Registry of Deeds, on October 16, 1963, Book 4412 Page 599 and 600.

To have and to hold the same to _____ the said _____

James P. Brown Co., Inc.

and its heirs and assigns, to their own use and behoof forever; subject, however, to be redeemed agreeably to the law in such case made and provided.

And I hereby covenant with the said grantee that in making the said sale and in everything concerning the same, I have complied with and observed the rules and requisitions of the law in relation thereto, but I do not covenant that the said Geraldine T. Votolato had any right, title or interest in the said lands at the time aforesaid.

In witness whereof, I hereunto set my hand and seal this twenty-sixth day of March in the year one thousand nine hundred and sixty-six.

Signed and sealed in presence of

Rose M. Gale
Lillian Bonetti

Walter L. Fitzgerald



The Commonwealth of Massachusetts

Worcester ss. March 26 19 66.

Then personally appeared the above named Walter L. Fitzgerald and acknowledged the foregoing instrument to be his free act and deed,

before me

Edward F. Robertson

Edward F. Robertson
Notary Public - Justice of the Peace

My commission expires 9/27/72 19 72

Recorded April 25, 1966 at 9h. 54m. A. M.