

Recorded JUL 30 1973 at 4<sup>07</sup> m. P.M.

\$367  
397

We, Alva A. Brown, Jr. and Jacqueline T. Brown, husband and wife,  
both

of Medway, Norfolk County, Massachusetts.

~~having no mortgage, for consideration paid, grant to~~  
for - - - \$8,863.81, which sum is the amount of the full  
consideration without deduction for the balance of the mortgage,  
hereinafter referred to, subject to which this conveyance is made,  
~~grant to Ruth B. Beaudoin of 181 Main Street, Ashland, Middlesex  
County, Massachusetts,~~  
grant to Amos J. Beaudoin and Ruth B. Beaudoin, husband and wife as  
tenants by the entirety, both of 181 Main Street, Ashland, Middlesex  
County, Massachusetts  
with quitclaim covenants

Book 7074  
Page 313 & 314

The following parcels of land together with the buildings  
thereon situated in Mendon, Worcester County, Massachusetts, on the  
northerly side of the road leading from said Mendon to Uxbridge,  
near Nipmuc Pond, so-called, and bounded and described as follows:-

PARCEL NO. 1: A lot of land being numbered 16 on a plan of  
house lots owned by John T. Manson, made by Henry W. Gaskill, C.E.,  
dated September, 1906, and recorded with Worcester District Deeds,  
Plan Book 12, Plan 44; said tract being bounded southerly by the  
location of the Milford and Uxbridge Street Railway Company 50 feet,  
Westerly by land formerly of William A. Fairbanks, being Lot 15 on  
said plan, 142 feet, Northerly by the Old Road at land of Sarah  
Henry, 40 feet, and Easterly by land formerly of said William A.  
Fairbanks, being Lot 17 on said plan, 119 feet. Together with  
whatever right of way the grantor may have over said Old Road.

PARCEL NO. 2: A lot of land being Lot No. 15 on the above  
described plan being bounded Southerly by the location of the Milford  
and Uxbridge Street Railway Co. 50 feet, Westerly by land formerly  
of John T. Manson and being Lot No. 14 on said plan, 160 feet,  
Northerly by the Old Road at land of Sarah Henry, 40 feet, and  
Easterly by land formerly of said Manson, being Lot 16 on said plan,  
142 feet.

PARCEL NO. 3: A lot of land being a part of Lot No. 14 on the  
above described plan and bounded as follows:- Beginning at the  
southeasterly corner of the premises at land of Milford and Uxbridge  
Street Railway Company and Lot No. 15 on said plan; thence northerly  
with said Lot No. 15, about 160 feet, to the Old Road, so-called;  
thence Westerly with said Old Road 40 feet to Lot No. 13 on said  
plan; thence Southerly with a part of said Lot No. 14, owned formerly  
by Harriet A. Dillon, about 175 feet to a stone bound at said street  
railway company land; thence Easterly with said company land 40 feet,  
to the point of beginning.

Being the first, second and third parcels described in Deed of  
James W. Baggett to us dated May 5, 1964, recorded with Worcester  
District Deeds, Book 4464, Page 106.

There is excepted from the above described premises so much  
thereof as has been taken by the Commonwealth of Massachusetts for  
the layout and alteration of said highway by instrument recorded  
with said Deeds, Book 3230, Page 238 and conveyed by Rose Sheldon  
Baggett to the Commonwealth of Massachusetts by deed dated March 23,  
1951, recorded with said Deeds, Book 3342, Page 108.

Said premises are conveyed subject to easement conveyed by deed  
of James W. Baggett et ux. to Worcester County Electric Company by  
instrument dated July 1, 1958, recorded with said Deeds, Book 3959,  
Page 105, so far as the same is now in force and applicable.

Said premises are conveyed subject to the municipal real estate  
taxes assessed or to be assessed for the period commencing January 1,  
1973, which taxes the grantee assumes and agrees to pay.

Said premises are conveyed subject to a mortgage from these  
grantors to the Milford Federal Savings and Loan Association dated  
May 11, 1964, recorded with Worcester District Deeds, Book 4464,  
Page 111, on which mortgage there is presently an unpaid balance  
of principal and interest in the amount of \$ 3,863.81 and  
which mortgage the grantee hereby assumes and agrees to pay as  
part consideration for this deed.

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Witness .....OUR..... hand and seal sthis twenty-sixth day of ..... July ..... 19873

*Alva A. Brown Jr*  
*Jacqueline T. Brown*

Commonwealth of Massachusetts

WORCESTER, ss.

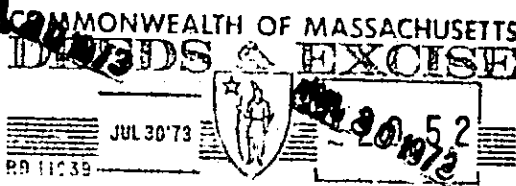
July 26, 19873

Then personally appeared the above-named Alva A. Brown, Jr.

and acknowledged the foregoing instrument to be his free act and deed before me,

*Sally A. Ruscitti*  
Notary Public  
SALLY A. RUSCITTI,  
My commission expires ~~February 23, 1974~~  
March 15, 1974

WORCESTER  
03561



■ END OF INSTRUMENT ■

Recorded JUL 30 1973 at 4:04 P.M.

Know all men by these presents, that the Consumers Savings Bank, a corporation duly established by law, doing business in Worcester, in the County of Worcester, and Commonwealth of Massachusetts, holder of a mortgage from:

B. A. SUNDIN & SON, INC.,

to it dated January 31, 1972, and recorded in the Worcester

District Registry of Deeds, Book 5193, Page 143, acknowledges satisfaction of the same.

In witness whereof, the said Consumers Savings Bank, by

ROGER A. STARBARD, ASSISTANT VICE PRESIDENT

duly authorized for that purpose, has hereunto set its

corporate name and seal, this TWENTY - SIXTH day of JULY

in the year of our Lord one thousand nine hundred and Seventy-three

See certificate of change of name from Worcester Five Cents Savings Bank to Consumers Savings Bank dated and recorded June 1, 1971

*[Signature]*  
Consumers Savings Bank  
ROGER A. STARBARD, ASSISTANT VICE PRESIDENT

Commonwealth of Massachusetts  
Worcester, ss.

July 26, 1973

Then personally

appeared the above named ROGER A. STARBARD, ASSISTANT VICE PRESIDENT

and acknowledged the above instrument to be the free Act and Deed of the Consumers Savings Bank, before me—

*[Signature]*  
Dorothy V. Johnson  
NOTARY PUBLIC COM. EXPIRES MARCH 15, 1979

■ END OF INSTRUMENT ■