We, L. Everett Pearson and Elsie G. W. Pearson, husband and wife, both

of Millis,

Norfolk County, Massachusetts

for consideration of \$12,000.00

Dollars paid, grant to Edmond Benoit and Lucienne A. Benoit, husband and wife, as tenants by the entirety, both of River Street, Upton, Massachusetts, with QUITCLAIM COVENANTS

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 being lot numbered 17 on a plan of house lots owned by John T. Manson, made by Henry W. Gaskill, C. E., dated September, 1906, filed with Worcester District Deeds, Plan Book 12, Plan 44, and more particularly bounded and described as follows, to wit:-

SOUTHERLY by the location of the Milford and Uxbridge Street Railway Company (discontinued), 50 feet;

WESTERLY by land of the grantors, being lot numbered 16 on said plan, 118 feet;

NORTHERLY by the Old Road at land now or formerly of Sara Henry, 40 feet; and

EASTERLY by land of one Shaffer, formerly of one Fairbanks, being lot numbered 18 on said plan, 98 feet.

This conveyance is made subject to all the reservations, conditions and restrictions contained in deed from John T. Manson to Anna B. Buck dated May 20, 1908, recorded with said Deeds, Book 1910, Page 585.

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

Said premises are also conveyed subject to an 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.

Also intending to convey hereby any land between the southerly boundary line of the aforesaid lot and the location of the State Highway, which parcel is bounded easterly and westerly by the easterly and westerly boundary lines of the aforesaid lot extended southerly.

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Being all and the same premises conveyed to the grantors herein by deed of Alva A. Brown, Jr., et ux, dated June 13, 1969, duly recorded with Worcester Registry of Deeds, Book 4952, Page 163.

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| Witness .ourhands                    | and seal s this  | 5-4<br>Elsie  | day of Otobe           | 1977<br>Person<br>Dayon |   |
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| Norfolk,                             | \$5.             |               | October                | 5-71 1977               | _ |
| Then personally appeared the Pearson | above named      | L. Everett F  | Pearson and E          | lsie G. W.              |   |
| and acknowledged the foregoing       | instrument to be | their fi      | ree, act and deed, bef | ore me                  |   |
| , р                                  | Peter J.         | Kenney (      | Notary Public          | y                       |   |
|                                      |                  | Mu            | December               | 80                      |   |

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