

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

~~wherein~~ A certain tract or parcel of land, 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 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 Fair-
banks, 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.

