

~~Mr. I. Edmond Benoit and Mrs. [unclear] his wife both~~

of Mendon, Worcester County, Massachusetts,
in consideration of Fifteen Thousand and 00/100 (\$15,000.00)

grant to Joseph A. Ethier

of 151 E. Uxbridge Road
Mendon, MA

with quitclaim covenants

~~the [unclear]~~

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 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.

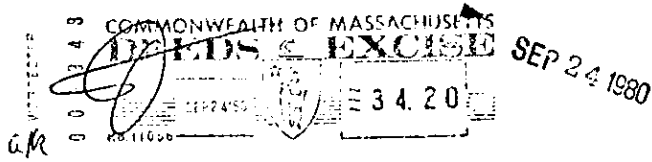
There is excepted from the above conveyed premises so much thereof as has been taken by the Commonwealth of Massachusetts for the layout of a State Road by instrument recorded with said Deeds, Book 3230, Page 238, and conveyed by deed of Rose Sheldon Baggett to said Commonwealth of Massachusetts by deed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

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed ~~to us~~ by Deed from L. Everett Pearson, dated October 5, 1977, recorded with said Deeds, Book 6308, Page 122.

PROPERTY ADDRESS: 151 E. Uxbridge Road, Mendon MA



Executed as a sealed instrument this 22nd day of September 1980.

Edmond Benoit

The Commonwealth of Massachusetts

Worcester

ss.

September 22, 1980

Then personally appeared the above named Edmond Benoit ~~and Frederick A. Benoit~~

and acknowledged the foregoing instrument to be ~~his~~ ^{his} free act and deed,

Before me, Alfred B. Cenedella, Notary Public -- ~~RECORDED~~

My commission expires Oct. 13 1983.

Recorded SEP 24 1980 at 3:44 P.M.