

We, Edward J. Dwyer and Sandra M. Dwyer, husband and wife, both
of Mendon, Worcester County, Massachusetts,

in consideration of Twenty-two Thousand and 00/100 (\$22,000.00) Dollars

grant to Robert Grady and Janis Grady, husband and wife as tenants
by the entirety

County, Massachusetts of Old Town Way, Mendon, Worcester
with quitclaim covenants

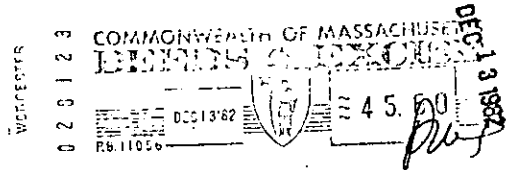
~~the land in~~ Two adjacent tracts or parcels of land, together with the
buildings thereon, situated in said Mendon and being all the same
premises conveyed by Henry J. Dwyer and Thomas F. Dwyer by deed
dated November 15, 1947, and recorded in Worcester District Registry
of Deeds, Book 3093, Page 129, and bounded and described in said
deed as follows:

Property Address: Old Town Way
Mendon, MA

"PARCEL ONE: A certain tract or parcel of land, situated in
the westerly part of said Mendon, northerly of the Nipmuck Lake so
known or Mendon Pond so called, and on the northerly side of an old
town-way now not in general use, which old town-way adjoins the
main road from the old Boston and Hartford Turnpike running westerly
by said Lake, to the center village of Uxbridge in said Commonwealth,
which parcel is bounded and described as follows: viz: Beginning
at a point near the center of said old town-way thence N. 5 degrees
W. by other land of these grantors through a stone bound one hundred
(106) six feet to a stone bound; thence N. 69 degrees E. by land of
these grantors fifty (50) feet to a stone bound; thence S. 5 degrees
E. by land of these grantors one hundred twenty-one and sixty-five
hundredths (121.65) feet through a drill hole in a rock to the center
of said old town-way; thence westerly by said old town-way about
fifty (50) feet to the place of beginning. Reserving and excepting,
however, from this conveyance the right for these grantors their
heirs and assigns to use for the purpose of passing and repassing
and part of said old town-way, whether included in the above
described parcel or not. And the right to any and all other persons
now having the right to use said old town-way, to them, if any, and
their heirs and assigns.

PARCEL TWO: A certain parcel of land situated in said Mendon,
northerly of Lake Nipmuck or Mendon Pond, so called, and on the
northerly side of an old road now not in general use, which Town-way
adjoins the main road from the Old Boston and Hartford Turnpike
running westerly by said Lake to the Center Village of Uxbridge in
said Commonwealth, which parcel is bounded and described as follows:
Beginning at a point near the center of said Old Town-way, thence
N. 50° W. by land of the grantee through a stone bound 106 feet to a
stone bound thence S. 69° W. by other land of grantors 50 feet to a
stone bound, thence S. 50° E. by land of Mary O'Sullivan through a
stake and stones 106 feet to the center of said Old Town-way; thence
easterly by said old town-way about 50 feet to the the place of
beginning. Reserving and excepting however, the right for ourselves,
our heirs and assigns, to use for the purpose of passing and
repassing, any part of said old-town way, whether included in the
above described parcel or not; and also, the same right to all
persons now having the right to use said old town-way, for themselves,
their heirs and assigns."

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us by Deed of B. John Palumbo dated May 2, 1974, recorded with Worcester District Deeds, Book 5486, Page 181.



Executed as a sealed instrument this 10th day of December 19 82

Edward J. Dwyer
Sandra M. Dwyer

The Commonwealth of Massachusetts

Worcester ss. December 10, 1982
Then personally appeared the above named Edward J. Dwyer and Sandra M. Dwyer

and acknowledged the foregoing instrument to be their free act and deed,

Before me, Dennis M. Sullivan, Notary Public - Justice of the Peace.
My commission expires June 16, 19 83

Recorded DEC 13 1982 at 11:41 AM