

We, DANIEL F. BATES and DOROTHY BATES, husband and wife,  
Of Mendon . Worcester County, Massachusetts,  
in consideration of THIRTY-SIX THOUSAND NINE HUNDRED (\$36,900.00) DOLLARS,  
paid,

grant(s) to William E. Joyce and Diane L. Joyce, husband and wife,  
as tenants by the entirety, both of 73 Uxbridge Road, Mendon,  
Worcester County, Massachusetts

with quitclaim covenants

Property Address: 73 Uxbridge Road, Mendon, Massachusetts

The land in said Mendon, Massachusetts with the buildings thereon, on  
the northerly side of Uxbridge Road, a State Highway, near Lake Nipmuc, con-  
sisting of four (4) adjoining parcels, and being the same premises described  
in deed of Stephen T. Murray to Robert J. Gassett dated January 23, 1974 and  
recorded with Worcester District Registry of Deeds, Book 5427, Page 117, and  
therein described as follows:

PARCEL ONE

A certain parcel of land with the buildings thereon on the northerly  
side of the road leading from Mendon to Uxbridge, being Lots Nos. 12, 13 and  
a part of 14 on a plan of lots marked "Plan of houselots owned by John T.  
Manson at Nipmuck Park, Mendon, Mass. September 1906, Henry W. Gaskill, C.E."  
recorded with Worcester District Deeds, Plan Book 12, Plan 44 and bounded:

SOUTHERLY by land of the Milford and Uxbridge Street Railway Company, about  
one hundred ten (110) feet;

WESTERLY by Lot No. 11 on said plan, formerly of Sprague, about one hundred  
ninety-one (191) feet;

NORTHERLY by the Old Road, so called, about ninety (90) feet; and

EASTERLY by land now or formerly of Harvey E. Southwick, about one hundred  
sixty (160) feet.

Said premises are conveyed subject to and together with rights of way  
and conditions of record so far as the same are now in force and applicable.

PARCEL TWO

A certain parcel of land situated on the northerly side of the road  
leading therefrom to Uxbridge near Nipmuc Pond (so-called) and being Lot  
No. 10 on a "Plan of house lots owned by John T. Manson, dated September 1906,  
Henry W. Gaskill, C.E." recorded in Worcester District Deeds, Plan Book 12,  
Plan 44 and bounded:

NORTHERLY by land now or formerly of Sarah Henry, fifty (50) feet;  
 EASTERLY by land now or formerly of Hattie C. Sprague, one hundred ninety-seven (197) feet;  
 SOUTHERLY by the location of the Milford and Uxbridge Street Railway Company, fifty (50) feet; and  
 WESTERLY by land now or formerly of Manson, being Lot No. 9 on said plan, two hundred five (205) feet.

Together with a right of way over the old road at the northerly boundary of the granted premises.

PARCEL THREE

Another parcel of land situated on the northerly side of the road leading from Mendon to Uxbridge near Nipmuc Pond (so-called), being shown as Lot 11 on the aforesaid plan and bounded:

SOUTHERLY by the location of the Milford and Uxbridge Street Railway Company, fifty (50) feet;  
 WESTERLY by Lot 10 on said aforesaid mentioned plan, one hundred ninety-seven (197) feet;  
 NORTHERLY by the old road at land now or formerly of Sarah Henry, fifty (50) feet; and  
 EASTERLY by Lot 12 on said plan, one hundred ninety-one (191) feet.

Together with a right of way over the old road at the northerly boundary of the granted premises.

The above described Parcel Two and Parcel Three are conveyed subject to restrictions and conditions of record so far as the same are now in force and applicable.

PARCEL FOUR

A certain parcel of land near Nipmuc Lake bounded and described as follows:

Beginning at a point on the northerly side of the State Highway 25 feet westerly of land conveyed by the Milford and Uxbridge Street Railway Co. to James Nolan, by deed dated July 14, 1915, recorded with Worcester District Deeds Book 2083, Page 286, and at land conveyed by George B. Clare to Mary A. Nolan dated October 4, 1934;

THENCE running northerly in a line parallel with and twenty-five (25) feet distant from the westerly line of those said premises conveyed by the Milford and Uxbridge Street Railway Company to James Nolan to the center line of the location of the Milford and Uxbridge Street Railway Company;

THENCE easterly with the center line of the Milford and Uxbridge Street Railway Company to a point in the westerly line of land of Mary B. Clare, et al, extended southerly and the easterly line extended southerly of land of Helen G. Woodfall and twenty-five (25) feet southerly from the southwest corner of said Clare land and from the southeast corner of said Woodfall land;

THENCE northerly to the southwest corner of said Clare land and the southeast corner of said Woodfall land, twenty-five (25) feet;

THENCE westerly with the southerly side of land of said Woodfall, two hundred ten (210) feet (being the southerly side of part of Lot 14, 13, 12, 11 and 10 on "Plan of House Lots owned by John T. Manson at Nipmuck Park, Mendon, Mass. September 1906, Henry W. Gaskill, C. E. ") to the southwest corner of Lot 10 shown on said plan;

THENCE southerly with the westerly line of said Lot 10 extended southerly to the northerly side of the State Highway;

THENCE easterly with the northerly side of said highway to the point of beginning.

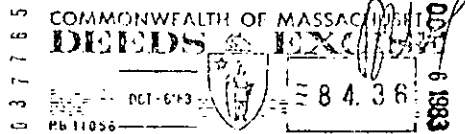
For location of Milford and Uxbridge Street Railway Company, see Plan 44 in Plan Book 12. Said location of the Milford and Uxbridge Street Railway Company having been abandoned for street railway purposes prior to December 11, 1929, the date of a deed from Citron-Byer Company to George B. Clare.

Said premises are conveyed subject to real estate taxes for the current fiscal period which taxes the grantees assume and agree to pay as part of the consideration for this conveyance.

Being the same and all the same premises as were conveyed to us by deed of Daniel F. Bates et ali, dated May 11, 1983 and recorded in Worcester District Registry of Deeds, Book 7759 , Page 242 .

Executed as a sealed instrument this fifth day of October 1983

WORCESTER



*Daniel F. Bates*  
Daniel F. Bates  
*Dorothy Bates*  
Dorothy Bates

Commonwealth of Massachusetts

Worcester, ss.

October 5, 1983

Then personally appeared the above-named

Daniel F. Bates and Dorothy Bates

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

before me *Margaret R. Dean* Notary Public  
Margaret R. Dean

My commission expires April 18, 1986

Recorded OCT 6 1983 31/h.4anAM