

I, JOSEPH^{A.}ETHIER
 of Mendon, Worcester County, Massachusetts,
 in consideration of Forty-Four Thousand Nine Hundred (\$44,900.00) Dollars,
 paid,

grant(s) to EDWARD J. WILSON and BARBARA WILSON, husband and wife,
 tenants by the entirety of 69 Uxbridge Road, Mendon, Worcester County,
 Massachusetts

with quitclaim covenants

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 Common-
 wealth of Massachusetts by deed dated March 23, 1951, recorded with
 said Deeds, Book 3342, Page 108.

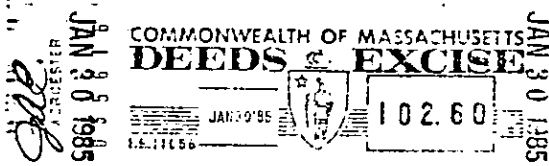
Said premises are also conveyed subject to an easement conveyed by
 deed of James W. Baggett et ux, to Worcester County Electric Company
 by instrument dated July 1, 1958, recorded with said Deeds, Book 3959,
 Page 105, so far as the same is now in force and applicable.

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

Property Address: 69 Uxbridge Road, Mendon, Massachusetts

Said premises are conveyed subject to real estate taxes for the current fiscal period, which taxes the grantees herein 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 Joseph A. Ethier by deed of Edmond Benoit dated September 22, 1980, recorded in Worcester District Registry of Deeds, Book 7067, Page 126.



Executed as a sealed instrument this 28th day of January 1985

Joseph A. Ethier
Joseph A. Ethier

Commonwealth of Massachusetts

Worcester, ss.

January 28, 1985

Then personally appeared the above-named Joseph A. Ethier

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

before me *Aldo B. Consigli, Jr.* Notary Public
Aldo B. Consigli, Jr.

My commission expires December 5, 1986

Recorded JAN 30 1985 at 10:58 AM