

We, JOHN C. ARCUDI AND JOSEPHINE L. ARCUDI, husband and wife, both

of Mendon, Worcester County,

County Massachusetts,

in consideration of \$103,500.00

grant to KAREN M. BALIAN

of 35 Purchase St., Milford, MA 01757

with quitclaim covenants

~~the land is~~

Two (2) parcels of land situated in said Mendon, bounded and described as follows:

FIRST PARCEL: Beginning at a point on the southerly side of the road leading from Mendon to Uxbridge at land now or formerly of Alma H. Aldrich; thence running southerly with said Aldrich land, about two hundred and four (204) feet to the shore of Nipmuc Lake (20-callec); thence northeasterly with the shore of said lake about seventy-five (75) feet to a stake; thence northerly to a stake at the southerly side of said road, which stake is forty-five (45) feet northeasterly from the point of beginning; thence southwesterly to said point of beginning.

SECOND PARCEL: Beginning at the northwest corner of the granted premises at land now or formerly of Oremendal Quimby, and at the highway leading from Mendon to Uxbridge; thence proceeding in an easterly direction along land now or formerly of said Oremendal Quimby about one hundred seventy-five (175) feet to the waterfront of Lake Nipmuc; thence in a southerly direction along the waterfront of the said Lake Nipmuc about fifty-five (55) feet to land now or formerly of Jacob J. Emig; thence in a westerly direction along land now or formerly of said Jacob J. Emig about two hundred (200) feet to the said highway; thence in a northerly direction along sthe said highway about forty-two (42) feet to the point of beginning.

Subject to conditions and restrictions in re sale of intoxicating liquors as recited in deed of Gilbert A. Aldrich to Jacob Emig dated May 4, 1911, recorded with Worcester District REgistry of Deeds, Book 1962, Page 223.

Subject to easement for culvert granted to Commonwealth of Massachusetts of Massachusetts by instrument recorded May 2, 1922, in Book 2267, Page 299, and instrument recorded May 26, 1950, Book 3256, Page 383.

Subject to Taking for layout and relocation of State Highway as recited in instrument recorded July 21, 1922, Book 2274, Page 366 and instrument recorded December 27, 1949, Book 3230, Page 245.

Being the same and all the same premises described inn deed of Edward J. Paradiso et ux. to us dated October 14, 1980, recorded Worcester District Registry of Deeds, Book 7104, Page 33.

Property Address: 64 Uxbridge Road Mendon, Massachusetts

REC 13 1985
NOTARY PUBLIC
ANGLO J. ROBERTI
1001 E. 10th St
Worcester, MA 01601

OKR

Executed as a sealed instrument this thirteenth day of August 19 85

_____ *John C. Arcudi*
_____ *Josephine L. Arcudi*

The Commonwealth of Massachusetts

Worcester ss. **August 13,** 19 **85**

Then personally appeared the above named

John C. Arcudi and Josephine L. Arcudi,

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

Before me, *Angelo J. Roberti*
Angelo J. Roberti Notary Public - ~~XXXXXXXXXXXX~~
My commission expires **July 11,** 19 **86**

Recorded AUG 13 1985 at h. 5 m.