

Diane L. Joyce and William E. Joyce, husband and wife, as tenants by the entirety

of Mendon

Worcester

County, Massachusetts.

in consideration of \$26,555.50

grant to William E. Joyce, individually

73 Uxbridge Road
of Mendon, Massachusetts

with quitclaim covenants

the land in said Mendon, Massachusetts with the buildings thereon, on the northerly side of Uxbridge Road, a State Highway, near Lake Nipmuc, consisting of four (4) adjoining parcels, and being the same premises described in deed of Stephen T. Murray to Robert J. Gasset 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 No.s 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 FOUR

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

Property Address: 73 Uxbridge Road, Mendon, Massachusetts

and from the southeast corner of said Woodfall land;

THENCE Northerly to the southwest corner of said Clare land and the southeasterly 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.

PARCEL TWO

A certain parcel of land situated on the northerly side of the road leading there from 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.

Being the same premises as were conveyed to us by Deed of Daniel F. Bates and Dorothy Bates dated October 5, 1983 and recorded in Worcester District Registry of Deeds, Book 7942, Page 170

DEC 4 1986
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Executed as a sealed instrument this 3rd day of December 19 86

Diane L. Joyce
Diane L. Joyce
William E. Joyce
William E. Joyce

The Commonwealth of Massachusetts

Worcester ss. December 3 19 86

Then personally appeared the above named Diane L. Joyce and William E. Joyce

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

Before me, Dennis M. Sullivan
Dennis M. Sullivan Notary Public
My commission expires June 1 19 90

Recorded DEC 4 1986 at 10h. 9m. A.M.