

We, Robert Grady and Janis Grady, husband and wife as tenants by the entirety,
both of Mendon, Worcester County, Massachusetts,
in consideration of -----ONE HUNDRED TWENTY-THREE THOUSAND FIVE HUNDRED AND
AND NO/100 (\$123,500.00) DOLLARS-----
grant(s) to Calvin W. Crocker and Ellen M. Crocker, husband and wife as tenants
by the entirety, both of 61 Uxbridge Road, Mendon, Massachusetts 01756

with quitclaim covenants

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

PARCEL ONE: A certain tract or parcel of land, situated in the westerly part
of Mendon, northerly of the Nipmuck Lake, so-called 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 Dwyer
through a stone bound one hundred six (106) feet to a stone bound; thence N. 69 degrees
E. by land of Dwyer fifty (50) feet to a stone bound; thence S 5 degrees E. by land
of said Dwyer, one hundred twenty-one and 65/100 (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 reserved to Dwyer
et alii, 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 Road, 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. 5 degrees W.

(continued next page)

Property Address: 61 Uxbridge Road, Mendon, Massachusetts

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by land of Grady through a stone bound, one hundred six (106) feet to a stone bound, thence S. 69 degrees W. by land of Dwyer fifty (50) feet to a stone bound, thence S. 5 degrees E. by land of Mary O'Sullivan through a stake and stones, one hundred six (106) feet through a stake and stones one hundred six (106) feet to the center of said old town-way; thence easterly by said old town-way about fifty (50) feet to the place of beginning.

Reserving and excepting however, the right for Edward J. Dwyer et alii, 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 to convey and hereby conveying all and the same premises conveyed to us by deed of Edward J. Dwyer and Sandra M. Dwyer dated December 10, 1982 and recorded with Worcester District Registry of Deeds in Book 7265, Page 94.

DEEDS REG 20
WORCESTER
12242/88

TAX 281.58
CASH 281.58
2584140 12:08
EXCISE TAX

Executed as a sealed instrument this eighth day of December 19 88

Robert Grady
Robert Grady

Janis Grady
Janis Grady

Commonwealth of Massachusetts

Worcester, ss.

December 8 1988

Then personally appeared the above-named Robert Grady and Janis Grady

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

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

My commission expires December 3, 1993
ATTEST: WORC., Anthony J. Vigliotti, Register