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I, William E. Joyce of 73 Uxbridge Rd.  
of Mendon, Worcester

County, Massachusetts

~~for consideration paid~~ for consideration paid, and in full consideration of *one dollar*

grants to William E. Joyce and Huong Thuy Joyce, husband and wife, as \*  
tenants by the entirety, both of 73 Uxbridge Rd., Mendon,  
of Worcester County, 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 [Description and encumbrances, if any] 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 Nos. 12, 13 and a part of 14 on a plan of lots marked "Plan  
of house lots 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 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 Rail-  
way 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;

73 Uxbridge Rd., Mendon, Mass.

*Returns to Grantees*

(\*Individual — Joint Tenants — Tenants in Common.)

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 (25) westerly of land conveyed by the Milford and Uxbridge Railway Co. to James Nolan, by deed date 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 Co. 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 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.

Being the same and all the same premises as were conveyed to me by deed of William E. Joyce et al, dated December 4, 1986 and recorded in Worcester District Registry of Deeds, Book 10020 Page 260.

Witness ..... hand and seal this 4<sup>th</sup> day of November 1994

William E. Joyce

The Commonwealth of Massachusetts

Worcester ss.

November 4<sup>th</sup> 1994

Then personally appeared the above named

William E. Joyce

and acknowledged the foregoing instrument to be his

free act and deed, before me

John P. Saville  
Notary Public — Justice of the Peace  
My Commission Expires Nov. 20, 2000

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: WORC. Anthony J. Vigliotti, Register