

We, Harold J. Fairbanks and Helen S. Fairbanks, husband and wife, both

of Spartanburg, South Carolina

~~XXXXXXXXXXXX~~

in consideration of -----eighteen thousand (\$18,000.00)-----

grant to Thomas M. Grady and Rose Marie Grady, husband and wife, as tenants by the entirety and not as tenants in common, both

of 57 Uxbridge Road, Mendon,  
Worcester County, Massachusetts

with quitclaim covenants

~~XXXXXXXX~~

The same and all the same premises/as are described in a deed to us dated August 23, 1978, and recorded in Worcester District Registry of Deeds in Book 6549, Page 28, and more particularly described therein, as follows:

"PARCEL 1

Two parcels of land with the buildings thereon, bounded and described in deed of Angie Belle Price to Joseph A. Arsenault and Edwin L. Gaskill dated March 2, 1922 and recorded in Worcester District Deeds, Book 2263, Page 316, and therein described as follows: to wit:-

"Two parcels of land situated on the northerly side of an old town way, which town way adjoins the main road from the old Boston & Hartford Turnpike, running westerly by said lake, bounded as follows:

No. 1 Beginning at a drill hole in ledge near the center of said old town way, thence N. 31° 30' W. by parcel No. 2, hereinafter described, 100 feet to a stake, thence S. 31° 30' E. by other land of grantors, 50 feet to a stone bound, then S. 31° 30' E. by other land of grantors, 100 feet through a stone bound to the center of said town way, thence N. 58° 30' E. by the center of said old town way 50 feet to place of beginning.

No. 2 Beginning at a drill hole, thence N. 31° 30' W. by parcel No. 1 above described, 100 feet to a stake, thence N. 58° 30' E. by other land of grantors 50 feet to a drill hole in ledge, thence S. 31° 30' E. by other land of grantors, 100 feet to the center of said old town way, thence S. 58° 30' W. by the center of said old town way 50 feet to place of beginning.

Subject to all reservations and exceptions as stated in a deed from Frank H. Wood et al to John H. Cunniff, dated February 14, 1914, recorded with Worcester Deeds, Book 2048, Page 237."

Further title reference may be had to deed of Joseph A. Arsenault to said Edwin L. Gaskill by deed dated October 13, 1923, and recorded in Worcester District Deeds, Book 2315, Page 116. See also deed to these grantors by Dorothy H. Chapmand, dated September 23, 1946, recorded in Worcester District Deeds, Book 3026, Page 405.

PARCELL 11

All the same premises conveyed to these grantors by deed of Harold J. Fairbanks and Helen S. Fairbanks, dated February 20, 1954 recorded in Worcester District Deeds, Book 3576, Page 540 and therein described as follows, to wit-

"A certain parcel of land situated in the westerly part of said Mendon, northerly Nipmuck Lake or Mendon Pond, so-called, and on the northerly side of an old town way, which town way adjoins the main road from the old Boston and Hartford Turnpike running westerly by said lake

57 Uxbridge Road, Mendon, Worcester County, Massachusetts

to the center village of Uxbridge, in said Commonwealth; which parcel is bounded and described as follows:-

Beginning at the southerly corner of the granted premises at a drill hole in the center of said old town way; thence N. 58° 25' E with said old town way 54.5 feet to a spike in the ground as a bound; thence N. 31° 30' W. and passing through a stone bound at the end of a stone wall, 100 feet to a stone bound; thence N. 58° 30' E., 100 feet to an iron pin; said last two lines bounding on other land of the grantors; thence N. 31° 30' W., and bounding on land now or formerly of one Wood, 50 feet to an iron pin and stones; thence S. 58° 30' W., 130 feet to a stone bound; thence S 22° 35' E., and bounding on other land of the grantors, 151.0 feet to the point of beginning.

Reserving to ourselves, our heirs and assigns, the right to use any part of said old town way, whether included in the above described parcel or not, for all purposes for which ways may be now or hereafter commonly used in said Mendon; and excepting from this conveyance the same rights in all other persons legally entitled thereto."

Being the same premises shown on plan entitled "Plan of Land of Harold J. Faribanks et. ux. Mendon, Mass. Jan. 1954 Eastman and Corbett, Inc. Civil Engineers", and marked A on said plan, said plan filed in the Worcester District Registry of Deeds."

Excepting from Parcel 1 as hereinabove described a taking of land by the Commonwealth of Massachusetts under an Order of Taking dated December 20, 1949, recorded with said deed in Book 3230, Page 239, as the same was confirmed by a deed dated March 29, 1950, recorded with said Deeds in Book 3247, Page 499.

H.S.F.  
OCT 15 1979  
MASSACHUSETTS  
41.0  
TMB

Executed as a sealed instrument this

6

day of October 19 79

Danny B. Lister  
Danny B. Lister  
\_\_\_\_\_  
\_\_\_\_\_

Harold J. Fairbanks  
Helen S. Fairbanks  
\_\_\_\_\_  
\_\_\_\_\_

The Commonwealth of Massachusetts

ss.

October 6, 1979

Then personally appeared the above named Harold J. Fairbanks and Helen S. Fairbanks

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

Before me, Danny B. Lister  
Danny B. Lister Notary Public - XXXXX  
My commission expires Feb 17 19 82



Recorded OCT 16 1979 at 10:25 AM - M.