

I, MARY A. GRADY

of Mendon, Worcester County, Massachusetts,  
in consideration of

EIGHTY THOUSAND (\$80,000.00) Dollars, paid

grant(s) to

JOHN N. GRADY, JR. and DIANE M. GRADY, husband and wife, as tenants by the  
entirety both of Mendon, Worcester County, Massachusetts,  
*58 Uxbridge Road*

APR 10 10 19 AM '97

with quitclaim covenants

PARCEL I

A certain parcel of land in Mendon, Worcester County, Massachusetts, with the buildings thereon situated on the southerly side of the road leading from the Center Village of said Mendon to Uxbridge Center, now called Uxbridge Road, and bounding on Nipmuc Pond, so-called, bounded and described as follows:

Beginning at the northeasterly corner of the granted premises at land now or formerly of Oremendel Quimby and in the southerly line of said road, at a point measured 100 feet westerly on said line from a drill hole in a stone;

THENCE westerly with said line of said road, 50 feet to a point at land now or formerly of Jesse L. Quimby;

THENCE S. 54° E. bounding on said Jesse L. Quimby land, 170 feet, more or less, to said pond;

THENCE easterly with said pond to land now or formerly of said Oremendel Quimby;

THENCE N. 54° W. bounding on said last named land, 164 feet, more or less, to the point of beginning.

Subject to a taking by the Commonwealth of Massachusetts recorded December 27, 1949 in Book 3230, Page 238.

Being the same and all the same premises as were conveyed to John N. Grady and Mary A. Grady by deed of Thomas D. Hackenson and Dorothy A. Hackenson recorded Worcester District Registry of Deeds, Book 4371, Page 82.

PARCEL II

The land in said Mendon, Worcester County, Massachusetts situated on the southeasterly side of Uxbridge Road, on the shore of Lake Nipmuc and adjoining other land of these grantees and bounded and described as follows:

Beginning at a point in the southeasterly line of said road 150 feet southwesterly in said line from a drill hole in a stone which marks the westerly corner of land formerly of Henry W. Gaskill;

THENCE South 54° East 170 feet along other land of these grantees to the shore of said Lake;

THENCE Southwesterly with the shore of said Lake about 50 feet to land of one Booth;

THENCE North 54° West about 174 feet along said Booth land to said Uxbridge Road;

THENCE Northeasterly along said Uxbridge Road about 50 feet to a point of beginning.

Property Address: 58 Uxbridge Road, Mendon, Massachusetts

Said premises are conveyed subject to a taking for the purpose of highway relocation, duly recorded at said Registry.

Being the same and all the same premises as were conveyed to John N. Grady and Mary A. Grady by deed of Sidney Smith, Trustee of Smith Milford Realty Trust dated July 17, 1965 recorded with Worcester District Registry of Deeds, Book 4584, Page 444.

The said John N. Grady died on January 17, 1987.

COMMONWEALTH OF MASSACHUSETTS  
DEEDS & EXCISE  
APR 16 1987  
Cancelled  
LSC  
4-10-87

Executed as a sealed instrument this ..... 3rd ..... day of ... April ..... 19 87

*Mary A. Grady*  
Mary A. Grady

Commonwealth of Massachusetts

WORCESTER , ss.

April 3, 1987

Then personally appeared the above-named Mary A. Grady

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

before me *[Signature]* Notary Public  
Aldo B. Consigli, Jr.

My commission expires December 3, 1993

ATTEST: WORC., Anthony J. Vigliotti, Register