

DOCUMENT No. 17750

Statute Form of

Quitclaim Deed

ARTHUR B. DAMON, ET UX.

TO

*S.P.
1.00*

ERNEST E. SPRAGUE, ET UX.

WORCESTER REGISTRY DISTRICT,
RECEIVED FOR REGISTRATION

APR 2 1958

10 o'clock 49 - a.m.

In Registration Book....., 19.....
at.....o'clock and.....minutes.....m.

Received and entered with.....

.....Deeds

Book..... TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO

Attest: REGISTRATION BOOK *27*
BEING CERTIFICATE No. *5387* IN

..... WORCESTER REGISTRY DISTRICT.....
Register

*Worcester
Registry*

FROM THE OFFICE OF

Gordon A. Shaw
211 Main St.
Milford, Mass.

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS
BOSTON - MASS.

Form 881

WE, ARTHUR B. DAMON and RHODA E. DAMON, husband and wife, both of Mendon, Worcester County, Massachusetts, ~~with covenants~~, for consideration paid, grant to ERNEST E. SPRAGUE and MILLICENT E. SPRAGUE, husband and wife, as tenants by the entirety, both of Upton, in said County with quitclaim covenants ~~the land~~

~~(Description of land)~~

A certain parcel of land, together with the buildings thereon, situate on the southeasterly side of Uxbridge Road in said Mendon, and being more particularly bounded and described as follows:

- NORTHWESTERLY by Uxbridge Road fifty (50) feet;
- NORTHEASTERLY by lot B-4 on a plan hereinafter described one hundred eighty-four (184) feet;
- EASTERLY on Mendon Pond; and
- SOUTHWESTERLY on land now or formerly of John T. Manson one hundred ninety-two (192) feet.

All of said boundaries are determined by the Land Court to be located as shown on a subdivision plan of lot B, drawn by Henry W. Gaskill, C. E., dated October 1909, as approved by said Court and filed with Certificate of Title #235.

Being lot B-5 on said plan.

Said lot above described is subject to a public right of way over the same with teams and on foot, if, and so far as, applicable, from the Uxbridge Road to said Mendon Pond, and thence easterly along the edge of said pond.

Being the same premises described in Transfer Certificate of Title #2809 registered in Worcester Registry District, Book 15, Page 2809.

~~husband~~ ~~wife~~ ~~of said grant~~

~~release~~ ~~of~~ ~~rights~~ ~~of~~ ~~tenancy~~ ~~by~~ ~~the~~ ~~covenant~~ ~~and~~ ~~homestead~~ ~~and~~ ~~other~~ ~~interests~~ ~~therein~~

Witness OUR hand & seal this 31st day of March 19 58
Arthur B. Damon
Rhoda E. Damon

The Commonwealth of Massachusetts

Worcester ss. March 31, 19 58

Then personally appeared the above named Arthur B. Damon and Rhoda E. Damon and acknowledged the foregoing instrument to be their free act and deed, before me

Gordon A. Shaw Notary Public
My commission expires April 26, 1963

(* Individual—Joint-Tenants—Tenants-in-Common—Tenants-by-the-Entirety.)

Address of Grantors: Uxbridge Road, Mendon, Mass.
Address of Grantees: Route 140, Upton, Mass.



APR 2 1958
WORCESTER

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE
APR 2 1958
485
PA. 190091

form entitled " have the
the grantee, his heirs and assigns, to his and their own use, with
covenants on the part of AP himself, his heirs, executors, administrators and successors, with the
grantee, his heirs, successors that at the time of the delivery of such deed the premises were
free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall,
warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and
demands of all persons claiming by, through or under the grantor, but against none other.

ATTEST: WORC. Anthony J. Vigliotti, Register