

HUSBAND & WIFE.

WE, WILFRED ROY and BETRICE ROY, otherwise known as, BEATRICE ROY of Mendon, Worcester County, Massachusetts being married, for consideration paid, grant to DONALD A. KEMPTON and SHIRLEY A. KEMPTON, husband and wife, as tenants by the entirety, of said Mendon, said County and Commonwealth aforesaid with

Q U I T C L A I M C O V E N A N T S

THREE tracts of land with buildings thereon located in the westerly part of Mendon and situated on the southerly side of Turnpike Road, so-called.

1. Beginning at a point on the stone wall on Turnpike Road 188.8 feet easterly from the northwesterly point of property, now or formerly, of Ferdinand Roy et ux, on the southerly side of Turnpike Road, which northwesterly point is 300 feet from intersection of former Old Road and Turnpike Road; THENCE running southerly from point of beginning 107 feet to a point on the easterly side of lot, now or formerly, of Ferdinand Roy et ux, which is 66 feet on this easterly line from the southeast corner of said lot, now or formerly, of Ferdinand Roy et ux; THENCE turning and running northerly 111 feet along easterly line of lot, now or formerly, of Ferdinand Roy et ux, to point at stone wall at Turnpike Road; THENCE turning and running along westerly 15 feet on Turnpike Road to place of beginning, said parcel being a triangular portion and containing about 802 square feet of land.

Meaning and intending to hereby convey any and all the same premises as were conveyed to these grantors by deed of Ferdinand Roy et ux dated April 25, 1941 and recorded in Worcester District Deeds, Book 2812, Page 461

2. Beginning at the southerly side of Turnpike Road and being the northeasterly corner of lot of Ferdinand Roy et ux and running from this point southerly along the easterly line of Ferdinand Roy et ux a distance of 111 feet to a point; THENCE running easterly 144 feet to a point; THENCE running northerly a distance of 150 feet to a point; THENCE turning and running along Turnpike Road a distance of 150 feet to the point of beginning, all distances being more or less. Containing approximately about 19,330 square feet of land.

Meaning and intending to hereby convey any and all the same premises as were conveyed to these grantors by deed of Desire Roy dated April 25, 1941 and recorded in Worcester District Deeds, Book 2812, Page 462.

3. Beginning at the southeasterly corner of the premises of these grantors on the southeasterly side of the Old Boston and Hartford Turnpike, now called Hartford Avenue; THENCE northerly 150 feet, more or less, to said Hartford Avenue; THENCE northeasterly along said Hartford Avenue 25 feet, more or less, to a wall at land formerly of William Rondeau

and now of one Gardner; THENCE southerly 155 feet, more or less, along land of said Rondeau to a point at land of Rondeau and one Desire Roy; THENCE 25 feet, more or less, to the point of beginning, containing 3,875 square feet, more or less. Being a strip of land 25 feet wide adjacent to lot of these grantors, conveyed to grantors by deed of said Desire Roy dated April 25, 1941 and recorded with Worcester District Registry of Deeds, Book 2812, Page 462 and being parcel #2 aforementioned.