

We, Richard C. Rau and Virginia C. Rau, husband and wife, both

of Mendon, Worcester

County, Massachusetts,

being ~~now~~ married, for consideration paid, grant to Jean Paul Viens and Lillian R. Viens, husband and wife as tenants by the entirety, both

*

of said Milford

with quitclaim covenants

~~hereinafter~~

[Description and encumbrances, if any]

The land with the buildings thereon, situated in the westerly part of Mendon on the northerly side of the road formerly called the Ninth Massachusetts Turnpike, now called Hartford Avenue West, and being more particularly bounded and described as follows:

Beginning at a bound on the northerly side of said road and at the southeasterly corner of land this day conveyed by this grantor to Elsa Kleyenstuber; thence turning an interior angle of $81^{\circ} 00'$ with the northerly side of said road and running northerly and bounding westerly by said Kleyenstuber land, 199.3 feet to a bound at the north-easterly corner of said Kleyenstuber land; thence continuing the same course and bounding westerly by land, now or formerly, of one Civetti, 4.8 feet to a stake and stones; thence turning an interior angle of $99^{\circ} 37'$ and running easterly by said Civetti land 54.8 feet to a stake and stones; thence turning an interior angle of $80^{\circ} 48'$ and running southerly and bounding easterly by land, now or formerly, of one Dunlap, 77.0 feet to a stake and stones; thence turning an interior angle of $269^{\circ} 05'$ and running easterly and bounding northerly by said Dunlap land a right of way and other land of said Dunlap 111.3 feet to an iron pipe in a stone wall; thence turning an interior angle of $89^{\circ} 03'$ and running southerly and bounding easterly by land of one Davis 110 feet to a stone bound on the northerly side of said Hartford Avenue West; thence turning an interior angle of $100^{\circ} 27'$ and running westerly by the northerly side of said Hartford Avenue West 90.8 feet to an iron pipe in the northerly line of said Hartford Avenue West and thence continuing the same course by the northerly line of said Hartford Avenue West 54.6 feet to a bound at the point of beginning.

Said premises are conveyed subject to a general right of way for the benefit of land of Daniel H. Barnes. The right of way is 18 feet in width and is located westerly of and adjoining the easterly boundary of the above described premises for its entire length and southerly of and adjoining the northerly boundary of the granted premises for a distance of 71.3 feet from the said northerly boundaries' most easterly end.

Said premises and the right of way are shown as the lots marked "Rau" on plan of land entitled "Lots in Mendon, Mass. belonging to Richard C. Rau et ux. and Elsa Kleyenstuber, July 1946, Scale 1" = 20'", filed and recorded in Worcester District Registry of Deeds Plan Book 140, Plan 57.

Said premises are also conveyed subject to an easement to the New England Telephone and Telegraph Company et al., recorded with said Deeds, Book 3163, Page 440, and any and all other easements of record, if any there be. Also subject to an easement to the Worcester County Electric Company dated July 25, 1952 and recorded in said Registry, Book 3450, Page 374.