

WE, DONALD A. KEMPTON and SHIRLEY A. KEMPTON, husband and wife, both
of Mendon, Worcester County, Massachusetts,

~~being married~~ for consideration paid, grant to CARL R. ADAMS and ANNE C. ADAMS,
husband and wife, as tenants by the entirety, both

of said Mendon

with quitclaim covenants

~~the land~~

(Description of the land)

Three tracts of land with the buildings thereon, located in the westerly part of Mendon and on the southerly side of Turnpike Road so-called, being the same premises described in deed of Wilfred Roy, et ux. to Donald A. Kempton, et ux., dated August 10, 1953, recorded with Worcester District Deeds, Book 3529, Page 96, and bounded and described therein as follows:

"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 402.

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,