

I, Ruth E. Torey, of Mendon,

XX

Worcester

County, Massachusetts,

, for the full consideration of One Dollar

paid

grant to Ruth E. Torey and Eric T. Torey, as joint tenants and not as tenants in common

of 45 Hartford Ave. West, Mendon, Worcester County, Massachusetts

with quitclaim covenants and conditions

All the same premises conveyed by Etta M. Barnes to Karl H. Torey et ux by deed dated January 18, 1946, and recorded with Worcester District Registry of Deeds, Book 2985, Page 507 and bounded and described in said deed as follows:

"A certain parcel of land with the buildings thereon situated in the westerly part of Mendon on the Northeasterly side of a Mill Road leading off the northerly side of the road formerly called the Ninth Massachusetts Turnpike, now called Hartford Avenue West, and bounded and described as follows, to wit:- Beginning at the most southeasterly corner of the granted premises, on said Mill Road, at a stone bound and at land of one Torey; thence northerly by said Torey land 95 feet to a stone bound; thence easterly by Torey land 50 feet to a stone bound; thence northerly by land of one Kleyenstuber 96 feet to a stone bound; thence northwesterly by land of one Civetti 120 feet to a stone bound; thence westerly by land this day conveyed to Daniel Sauro et ux, 196 feet to a stone bound on said Mill Road; thence southeasterly by said Mill Road; 308 feet, more or less, to the stone bound at the point of beginning.

Excepting that portion thereof which was conveyed by Rodney Dunbar to one Xaiver Yurt, by deed dated Sept. 13, 1941 and Dec. 31, 1942, recorded with Worcester District Deeds, Book 2880, Page 94 and Book 2880, Page 94.

This parcel is described in deed of George A. Davis to Rodney Dunbar, said deed dated July 10, 1940 and recorded with Worcester District Deeds, Book 2822, Page 181.

Also a certain parcel of land with the buildings thereon situated in the Westerly part of Mendon on the easterly side of an old cart road, sometimes known as the old saw-mill road, leading off the northerly side of the road formerly called the Ninth Massachusetts Turnpike, now called Hartford Avenue West, being bounded and described as follows, viz:-

Beginning at the southeasterly corner of the granted premises at a stone bound on the northeasterly side of said cart road at the southwesterly corner of land of Elsa Kleyenstuber et al; thence in a northerly direction by land of Elsa Kleyenstuber et al. 100 feet to a bound at other land of George A. Davis; thence westerly by land of George A. Davis 50 feet to a bound; thence southerly by land of said George A. Davis, about 95 feet to a bound on the northeasterly side of said cart road; thence easterly by the northeasterly side of said cart road 50 feet to the point of beginning.

This parcel of land is described in deed of George A. Davis to Ruth E. Tracey and Karl H. Torey, said Ruth E. Tracey now being the wife of said Karl H. Torey, by deed dated July 7, 1939 and recorded with Worcester District Deeds, Book 2857, Page 100.

GRANTEE(S) ADDRESS:

The above both mentioned tracts are part of the second parcel described in deed of Samuel B. Taft to me, said deed dated September 28, 1906 and recorded with Worcester District Deeds, Book 1839, Page 143.

By deed dated March 15, 1933, recorded with Worcester District Deeds, Book 2583, Page 510, Charles I. Barnes, husband of the present grantor, Etta M. Barnes, gave a deed to Henry W. Gaskill, purporting to convey the five acres and 137 rods, being the second parcel of land described in above mentioned deed of Samuel B. Taft to the present Grantor, but at the time of said conveyance, record title rested not with Charles I. Barnes, but with his wife, Etta M. Barnes."

Executed as a sealed instrument this 4th day of March 19 81

William A. Murray Ruth E. Torey
(W. Friend)

The Commonwealth of Massachusetts

Worcester ss. March 4, 1981

Then personally appeared the above named Ruth E. Torey

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

William A. Murray
WILLIAM A. MURRAY Notary Public
My commission expires March 31, 1983

Recorded MAR 6 1981 at 9h.34m. A-M