

I, Lillian A. McFetridge

of Mendon

Worcester County, Massachusetts,

in consideration of less than \$100

grant to Hubert D. McFetridge and Lillian A. McFetridge

of Hartford Avenue West
Mendon

with quitclaim covenants

~~the land in~~

Three tracts of land with the buildings thereon, located in the westerly part of said Mendon and on the southerly side of Turnpike Road so-called, being the same premises described in a 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.

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.

3. Beginning at the southeasterly corner of the premises of Carl R. Adams et ux 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 Tondeau 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.

Meaning and intending to convey and hereby conveying these and all the same premises as was conveyed to me by deed of Hubert D. McFetridge dated April 1, 1977 and recorded with the Worcester District Registry of Deeds at Book 6153 Page 289.

Executed as a sealed instrument this twentieth day of June 1985

Lillian A. McFetridge
Lillian A. McFetridge

The Commonwealth of Massachusetts

WORCESTER

ss.

June 20, 19 85

Then personally appeared the above named Lillian A. McFetridge

and acknowledged the foregoing instrument to be her free act and deed

Before me,

Alfred B. Genedella
Alfred B. Genedella

Notary Public — My commission expires December 20 19 85

Recorded JUN 24 1985 at 9h. - m. AM